Adur District Council

Planning, Regeneration and Wellbeing

Mr David Farage
BMD Architects
5 Maidstone Buildings Mews
72-76 Borough High Street
London
SE1 1GN

# PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010**

## APPLICATION NUMBER: AWDM/0916/12

Details of Development
**EXTENSION TO 'DOTCOM' HOME DELIVERY FACILITY IN REAR SERVICE AREA AND OVER-CLADDING OF PART EXTERIOR OF EXISTING 'DOTCOM' FACILITY**

Location of Development
**TESCO HOLMBUSH CENTRE UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TD**

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 31st July 2012.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
21/09/2012

ADUR DISTRICT COUNCIL

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## SCHEDULE

**Reasons for Granting Permission**

01. The proposed development would not detract from the local built environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or unacceptable detraction from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1) or the policies of the South East Plan (CC1, CC6, BE1, T4).

**Conditions**

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason**: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No: 2034(3178)P/08/B Existing & Proposed Elevations Date Received: 04.09.2012
Drawing No: 2034(3178)P/06/C Date Received: 04.09.2012
Drawing No: 2034(3178)P/02 Existing Site Plan Date Valid: 31.07.2012
Drawing No: 2034(3178)P/05 Proposed Site Plan Date Valid: 31.07.2012
Drawing No: 2034(3178)P01/A Location Plan Date Valid: 31.07.2012
Drawing No: 2034(3178)P03 Block Plan Date Valid: 31.07.2012

**Reason**: *For the avoidance of doubt and in the interests of proper planning.*

03. The cladding of the extension and proposed over-cladding of the cage marshalling area shall be completed to match in design, colour and texture that of the existing adjacent cladding on the Dot.Com facility unless otherwise approved in writing by the Local Planning Authority.

**Reason**: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

**Informatives / Notes to Applicant**

01. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.