**05.11.2013**

**Unit 11 Lancing - Planning Conditions Sign off Comments**

| | ***Comments*** |
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| 1. The development shall be begun before the expiration of 3 years from the date of permission | Noted and Confirmed works have begun |
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| 2. No development shall be carried out unless and until a schedule of samples, colours and finishes to be used for external walls (including windows and doors) and roof is submitted. | Finishes schedule attached. Document reference: |
| | |
| 3. The building shall not be occupied until the reconfigured car parking spaces and access facilities shown have been designed and agreed with the council. | Confirmed that the car park layout shall be installed before the building shall be occupied. Access to the unit shall be installed as per attached site plan: 11086-101-P3 Proposed Site Plan. To provide level access into the unit |
| | |
| 4. No development shall take place until details of secure, covered cycle storage to serve the proposed building has been submitted to and approved in writing by the local Planning Authority | Owing to the confined and limited external space including the provision of disabled parking it has been agreed with the client and incoming tenant that all cycle storage shall be within the unit itself. A designated area will be provided by the tenant for staff. Detail attached. Reference: FAIR-LANCING-SK-001 Proposed Internal Cycle Storage Zone |
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| 5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved by the Council | Noted that the extent of the works are built upon the existing footprint of fire damaged unit. All surrounding areas are hard standing as existing and shall remain untouched. All landing to the site to be as per previosuly received Proposed Site Plan. Reference: 11086-101-P3 Proposed Site Plan |
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| 6. Prior to Commencement of the development the following components of the scheme to deal with the risks associated with contamination of the site are to be address and submitted to the council | Richard Hasler from Adur Council acting as building control for this project was consulted on site before works began. It was confirmed that the site was previously remediated before the original unit was built therefore there is no contamination present on the site. |
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| 7. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the site except within the building | Confirmed that all new building materials shall be stored within the site boundary at all times throughout the build |
| | |
| 8. No external working shall take place anywhere on the premises to which the permission relates. | Confirmed that no works shall take place outside of permitted development area |
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| 9. The premises shall be used for Classes B1, B2 and/or B8 as provisioned within the application | Confirmed that the new building shall be used for the specified purposes as highlighted |
| | |
| 10. The development shall be constructed as per approved plans listed | Following works on site beginning a tenant has been brought on board with minor amendments to the internal layout and therefore external walls being necessary. A non-material amendment application was made to Adur Council on the 2nd October 2013. |
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ADUR & WORTHING
PLANNING SERVICES

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| PLAN | AWDM/ 1358/12 |
| DATE VALID | [illegible] 2013 |