Adur District Council

Development Management

Mr Scott Montgomery
Trident Engineering Consultants
2nd FLoor, Gatehouse Offices
Westway Business Park
Porterfield Road
Renfrew
PA4 8DJ

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015
Schedule 2, Part 11

APPLICATION NUMBER: AWDM/0571/17

Details of Development
PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF TWO STOREY BRICK OFFICE BUILDING

Location of Development
WHARF HOUSE 33 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6SA

In pursuance of their powers under the above-mentioned Act and Order the Council hereby confirm that PRIOR APPROVAL IS NOT REQUIRED for the above development, registered on 12th April 2017, in accordance with the application and information submitted.

Subject to compliance with the informatives specified overleaf.

G Peck

Gary Peck
Planning Services Manager
10/05/2017

Informatives / Notes to Applicant

01. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during demolition, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

02. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during demolition works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

    The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

03. You are advised to contact the Council's Environmental Health section for a demolition notice prior to carrying out the demolition.

04. For avoidance of doubt this Notice relates to the following plans/documents:-

    Drawing No: 5278-003 rev A Title: Location Plan Date received: 12 April 2017

    Method Statement submitted with application AWDM/1685/16 received 23 December 2016