ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0102/08**

Mr Luke
8 Eighth Avenue
Lancing
BN15 9XD

Details of Development
RE-LOCATION OF JET WASH SYSTEM TO SOUTH OF FORECOURT AND ERECTION OF SCREEN WALL

Location of Development
MANOR ROAD SERVICE STATION MANOR ROAD LANCING WEST SUSSEX BN15 0HL

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 18th February 2008.

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

Your copy of the application, determined as above, is returned herewith for your records.

Keith Morgan
Planning Services Manager

14/04/2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AE16) and the West Sussex Structure Plan (LOC1, DEV1).

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. Prior to commencement of development, details of the exact location of the public water main and the measures to be used to protect it during the course of works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To avoid the contamination of public water supplies by discharge from the jetwash system, having regard to policy ERA5 of the West Sussex Structure Plan.*

03. The screen wall shown on the approved plans shall be erected prior to commencement of use of the relocated jet wash and shall be constructed of bricks to match the buildings on the site.

Reason: *In the interests of visual amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*