Adur District Council

Development Management

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BN1 4GH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1469/15

Details of Development
DEMOLITION OF A PART TWO STOREY DISTRIBUTION WAREHOUSE, OFFICES AND ANCILLARY FACILITIES. CONSTRUCTION OF A NEW DISTRIBUTION WAREHOUSE AND TWO STOREY OFFICES AND ASSOCIATED FACILITIES, USE CLASS B1, B2 AND B8. ADAPTION OF EXISTING ACCESS ROAD AND SERVICES YARDS, ON-SITE TO SUIT NEW FACILITIES.

Location of Development
6 COMMERCE WAY LANCING BUSINESS PARK SOMPTING WEST SUSSEX BN15 8TE

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 9th October 2015.

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

G Peck

Gary Peck
Planning Services Manager
27/11/2015

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SCHEDULE

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: nb01465:0101: Survey: Existing Structure and Cladding Materials received 9 October 2015
Drawing no: nb01465:012B: Scheme Six; Schematic Site Sections received 9 October 2015
Drawing no: nb01465:04D: Schematic Site Context Elevations received 9 October 2015
Drawing no: nb01465:024: Scheme Six: Landscape Proposals received 9 October 2015
Drawing no: nb01465:08C: Scheme Six: Ground Floor Plans received 9 October 2015
Drawing no: nb01465:06F: Scheme Five: First Floor Plans received 9 October 2015
Drawing no: nb01465:09B: Scheme Six: Cross Sections received 9 October 2015
Drawing no: nb01465:022: Scheme Six: Rear elevation received 9 October 2015
Drawing no: nb01465:021: Context and Site Photos 02 received 9 October 2015
Drawing no: nb01465:020: Context and Site Photos 01 received 9 October 2015
Drawing no: nb01465:015A: Scheme Six: Elevation Materials received 9 October 2015
Drawing no: nb01465:014: Scheme Six: Roof Plan received 9 October 2015
Drawing no: nb01465:023: Scheme Six: Rear elevation context montage received 9 October 2015
Drawing no: nb01465:13: Location Plan: Proposed Facilities received 9 October 2015
Drawing no: nb01465:019: Location Plan: Overlay received 9 October 2015
Drawing no: nb01465:01: Location Plan: Existing Facilities received 9 October 2015
Drawing no: nb01465:018: Location Plan: Existing Facilities received 9 October 2015
Drawing no: nb01465:0100: Demolition Plan: Existing Building received 9 October 2015
Drawing no: nb01465:07D: Scheme Six: Elevations received 15 October 2015
Drawing no: 5721/200 rev P: Drainage Strategy received 9 October 2015

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

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03. If, during development, contamination 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 the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: *To ensure that any contamination identified during the construction works is fully characterised and assessed.*

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the premises shall be used only for purposes within Use Classes B1, B2 and B8 as defined in the Town and Country Planning (Use Classes) Order 2015 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: *In the interest of amenity having regard to saved policy of AE2 of the Adur District Local Plan.*

05. No working, trade or business whatsoever (including arrival, reception or despatch of deliveries) shall take place on the premises except between the hours of 8.00 am and 6.00 pm

Reason: *In the interests of amenity having regard to policies AG1 and AE2 of the Adur District Local Plan.*

06. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with saved policies AG1 or AH2 of the Adur District Local Plan.*

07. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies AB26 and AB27 of the Adur District Local Plan.*

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08. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: *To provide car-parking space for the use.*

09. All HGV's associated with the use of the site shall arrive via Commerce Way and exit onto St Pauls Close.

Reason: *In the interests of highway safety.*

10. No development shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning Authority and such facility shall be retained in working order and throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

Reason: *In the interests of road safety.*

11. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm unless otherwise agreed in writing with the Local Planning Authority

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.