Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0441/13

Details of Development
CONSTRUCTION OF A 2 STOREY EXTERNALLY CLAD BUILDING ON EASTERN SIDE OF RICARDO SITE FOR FULL EMISSIONS TESTING OF CARS, LIGHT COMMERCIAL VEHICLES AND MOTORCYCLES, WITH ANCILLARY OFFICE AND MEETING SPACE. EXTERNAL PLANT TO BE MOUNTED AT EASTERN END AT FIRST FLOOR LEVEL AND ENCLOSED BY A METAL LOUVRE SCREEN

Location of Development
RICARDO CONSULTING ENGINEERS LTD OLD SHOREHAM ROAD LANCING SHOREHAM-BY-SEA WEST SUSSEX

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 17th April 2013.

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
04/06/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would help meet the need for economic and environmental regeneration without detracting to an unacceptable degree from the local environment. It can take place without resulting in unacceptable detriment to the landscape of the South Downs National Park or to the open character of countryside within which the premises are located, without generating additional vehicular traffic, and without compromising airport safety. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AC1, AC4, AE18, AB25) or the National Planning Policy Framework

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 external louvres shall be Noico Acoustic Louvres, finished in Plastisol coated and they shall be installed in accordance with the approved details before the building hereby approved is first used.

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

03. No development, including site works of any description, shall take place on the site unless and until all the existing trees [identified for retention on the approved plans] on the site have been protected in accordance with an arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) in accordance with BS5837:2005 which shall have been submitted to and approved in writing by the local planning authority and shall include any proposal for pruning or other preventative works. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without he prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

    Reason: *To protect the trees from damage and to comply with saved policy AB25 of the Adur District Local Plan.*

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04. The development hereby permitted shall not be occupied until trees and shrubs of a species and density to be approved in writing by the Local Planning Authority have been planted along the eastern boundary adjacent to the footpath. In the event that any such trees or shrubs die or become seriously damaged or diseased within a period of five years following planting they 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 saved policies AB25-27 of the Adur District Local Plan.*

05. The scheme shall be implemented in accordance with the submitted remediation strategy and verification plan prepared by Hydrock dated April 2013. No occupation of any part of the development shall take place until a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework.*

06. If, during development, any visibly 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, unless otherwise agreed in writing with the Local Planning Authority, no further development 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 is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety in accordance with the National Planning Policy Framework.*

07. The development hereby approved shall be carried out in accordance with the recommendations of the submitted Flood Risk Assessment by Hydrock dated March 2013.

Reason: *To reduce risk of flooding having regard to the National Planning Policy Framework.*

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08. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with saved policy AP9 of the Adur District Local Plan.*

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

P 01 P1 (Site Location Plan) received 16 April 2013
P 02 P3 (Site Plan as Existing) received 16 April 2013
P 03 P1 (Site Plan/Roof Plan as Proposed) received 16 April 2013
P 0 51 P1 (Proposed Ground Floor Plan) received 16 April 2013
P 1 51 P1 (Proposed First Floor Plan) received 16 April 2013
S 07 P1 (Sections AA and BB) received 16 April 2013
S 08 P1 (sections CC and DD) received 16 April 2013
E 20 P2 (East and West Elevations) received 17 May 2013
E 21 P2 (North and South Elevations) received 17 May 2013

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.