Adur District Council

Planning, Regeneration and Wellbeing

Coster Associates
The Granary Rural Business Centre
Broad Farm
Hellingly
East Sussex
BN27 4DU

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0379/12

Details of Development
WEST SIDE AND REAR EXTENSIONS TO EXISTING FACTORY WITH ADDITIONAL PARKING PROVISION TO THE FRONT OF THE BUILDING (WITH INCREASED WIDTH TO EXISTING VEHICULAR ACCESS FROM MARLBOROUGH ROAD).

Location of Development
81 MARLBOROUGH ROAD LANCING BUSINESS PARK LANCING WEST SUSSEX BN15 8UF

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 19th March 2012.

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
20/06/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the designated Lancing Business Park and would help meet the need for additional employment provision and economic regeneration without detracting from the existing local urban environment. Subject to the conditions of planning permission it can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant saved policies of the Adur District Local Plan (AG1, AE2, AE4) and the policies of the South East Plan (SP3, CC1, CC6, RE3, RE6, T4, SCT3).

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 extension hereby permitted shall be clad in Kingspan KS1000RW composite panel system with insulating cores of 100 mm for the roof and 80 mm for the walls. In addition no development shall be carried out unless and until details of the proposed finished appearance of the building (including windows and doors) and roof of the proposed extension have been submitted to and approved in writing by the LPA and the development shall be completed in accordance with the approved schedule.

Reason: In the interests of visual and residential amenity and to accord with policy AH7 of the Adur District Local Plan.

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

Drawing no. 7837/1E - Received: 19th March 2012
Drawing no. 7837/14A - Received: 14th May 2012

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

04. The doors and rooflights in the extension hereby approved shall remain closed at all times except i) as a means of escape from the building in an emergency; and ii) for receiving deliveries and making dispatches from the building utilising the roller door on the eastern elevation of the extension. Deliveries via the roller door on the eastern elevation of the extension shall only be received, and dispatches made, between the hours of 7.00 am and 7.00 pm Monday to Saturday.

Reason: To limit noise and disturbance in the interests of residential amenity and to accord with policy AH7 of the Adur District Local Plan.

05. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-
• all previous uses;
• potential contaminants associated with those uses;
• a conceptual model of the site indicating sources, pathways and receptors; and
• potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be 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 PPS23 'Planning and Pollution Control' [and saved policy RES9 of the Worthing Local Plan].*

Informatives / Notes to Applicant

01. The applicant is advised to contact Katherine Giddings, Environmental Health - Contaminated Land Officer (Tel:- 01273 263114 or kate.giddings@adur-worthing.gov.uk) for further advice on discharging the specific requirements of condition 5 of this permission.