ADUR
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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/0396/09**

Mr Simon Lawrence
DKA
The Malt House
17-20 Sydney Buildings
Bath
Banes
BA2 6BZ

Details of Development
NEW ASSEMBLY FACILITY BUILDING (TO SOUTH OF EXISTING BUILDINGS) WITH TWO-STOREY PEDESTRIAN LINK TO ADJACENT BUILDING AND SMALL EXTERNAL PLANT AREAS, DEMOLITION OF 3 TEMPORARY BUILDINGS AND AMENDMENTS TO INTERNAL ROAD

Location of Development
PRINT ROOM AND ARCHIVES RICARDO ENGINEERS LTD OLD SHOREHAM ROAD LANCING 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 12th October 2009.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

27/11/2009

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 Sussex Downs AONB 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 relevant policies of the South East Plan (RE2, SCT1, SCT3) and the Adur District Local Plan (AG1, AC1, AC2-3, AE18).

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. Upon first occupation of the building, the measures set out within the Green Transport Plan submitted as part of the application shall be implemented fully. The Transport Plan shall thereafter be monitored annually and the findings submitted to the Local Planning Authority for review and any necessary new measures or interventions shall be implemented accordingly.

    Reason: *To promote sustainable transport and encourage less dependency upon the use of the private car in accordance with PPG13.*

03. The existing trees/bushes/hedges shall retained and shall be protected for the duration of construction works in a manner to be agreed with the local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/bushes/hedges or parts thereof removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority.

    Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB25 of the Adur District Local Plan.*

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04. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

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

05. Notwithstanding the details shown on drawing no. 288101/E02/P2 the south elevation of the building hereby approved shall be entirely clad in Kingspan 'Optimo' insulated cladding panels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity having regard to policy AG1 of the Adur District Local Plan.*

06. 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 policy AP9 of the Adur District Local Plan.*

07. Prior to the installation of extraction or other air handling plant or externally sited machinery, details of the plant or machinery (including details of mounting and noise attenuation measures) shall be submitted to and approved in writing by the Local Planning Authority and shall only be installed in accordance with the approved details and not operated until the noise attenuation measures have been completed.

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

08. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority (LPA), 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
- potentially unacceptable risks arising from contamination at the site.

PTO

2) A site investigation scheme, based on (1) 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.

Reason: *To ensure the protection of controlled waters having regard to advice in PPS23.*

09. 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 ensure that any remediation is satisfactorily completed, if deemed necessary, in accordance with advise in PPS23.*

10. 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, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: *To ensure the protection of controlled waters from any previously un-identified areas of contamination, having regard to advice in PPS23.*

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11. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: *To ensure that the proposed foundation design does not lead to or increase the potential for pollution of controlled waters having regard to PPS23.*

12. The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated October 2009 and the building shall not be occupied until the flood-proofing measures detailed on page 8 of that document have been implemented.

Reason: To reduce the impact of flooding on the proposed development and future occupants having regard to PPS25.