Adur District Council

Development Management

Mr David Harman
Allan B Matthews Architects
37 Fore Street
Bovey Tracey
Devon
TQ13 9AD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1562/15

Details of Development
REPLACEMENT UNDERGROUND FUEL TANKS, VENTS AND ANCILLARY FILLING EQUIPMENT ADJACENT TO WESTERN BOUNDARY AND REPLACEMENT FUEL PUMPS ON FORECOURT. ALTERATIONS TO SHOP FRONT AND REPLACEMENT CANOPY.

Location of Development
151 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5LD

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 26th 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
23/12/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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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: PLG-01 REV A General Arrangement as Existing Date received: 26.10.2015
    Drawing No: PLG-02 REV A General Arrangement as Existing Date received: 26.10.2015
    Drawing No: PLG-03 REV A Elevations as Existing Date received: 26.10.2015
    Drawing No: PLG-04 REV B General Arrangement as Proposed Date received: 05.11.2015
    Drawing No: PLG-05 REV B General Arrangement as Proposed Date received: 05.11.2015
    Drawing No: PLG-06 REV B Elevations as Proposed Date received: 05.11.2015
    Drawing No: PLG-07 Site Location Plan Date received: 26.10.2015
    Drawing No: 5.01 Section Through Tank Date received: 26.10.2015
    Details of Fuel Dispensers Document Ref: 906676-001 REV 6 Date received: 26.10.2015

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

03. No development shall commence until a scheme to manage the pollution risks associated with the operations of the proposed petrol filling station have been submitted to and approved, in writing, by the Local Planning Authority (LPA). The scheme shall include and address the following components:

    a. Design and Method Statement for removal of Underground Storage Tank (UST's);
    b. Design and Method Statement for installation of UST's and Fuel Lines;

    Any changes to these components require the express consent of the LPA. The scheme shall be implemented as approved.

    Reason: *The site lies on the Newhaven Chalk, which is classified as a principle aquifer and groundwater levels are likely to be shallow at this location.*

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04. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the LPA:

a) 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.

b) 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.

c) The results of the site investigation and the detailed risk assessment referred to in (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.

d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy 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 written consent of the LPA. The scheme shall be implemented as approved.

Reason: *The site lies above Newhaven Chalk which is designated a Principal Aquifer and groundwater levels are likely to be shallow at this location. Contamination may be present at the site as a result of its historical use(s). Any contamination present may pose a risk to groundwater underlying the site.*

05. Within 3 months of first use of the replacement infrastructure hereby permitted a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the LPA. 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. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: *To ensure that any remediation, if deemed necessary is satisfactorily completed.*

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06. 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 LPA) shall be carried out until the developer has submitted a remediation strategy to the LPA detailing how this unsuspected contamination shall be dealt with and obtained written approval from the LPA. The remediation strategy shall be implemented as approved.

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

07. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the LPA, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: *To ensure that surface water drainage from the proposed development does not result in a deterioration of groundwater quality. At present the proposed drainage from the forecourt is to soakaway. The Environment Agency wish to seek improvements to this current design as it currently presents a risk to groundwater. Ideally the developer should seek connection to the sewer. If this is not possible, enhanced pollution prevention measures will be required prior to any discharge to soakaway.*

08. No development shall take place, including any works of demolition, until a Construction Method Statement (with site plan) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction/demolition period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction.

Reason: *In the interests of highway safety and amenity.*

09. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 on Saturdays. No work shall take place on Sundays or on Bank or Public Holidays.

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

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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.

02. All the responsible parties should be made aware that as construction workers may come into contact with potentially contaminated material, the guidance provided in HS (G) 66 - Protection of Workers and the General Public during Development of Contaminated Land should be strictly adhered to.

03. Southern Water has identified a public water distribution main in the vicinity of the site. The exact position of the public water main must be determined on site by the applicant before the layout of the development is finalised. All existing infrastructure should be protected during the course of construction works. No excavation, mounding or tree planting should be carried out within 4 metres of the public water main without the consent of Southern Water.

    A formal application for connection to the public sewerage system is required in order to service this development.

    Initial investigations indicate there is no public surface water sewer in the area to serve the development. Alternative means of draining surface water from this development will be required. This should not involve disposal to a public foul sewer.

    The application proposes development that may produce trade effluent. No trade effluent can be discharged either directly or indirectly to any public sewer without the formal consent of Southern Water.

    The applicant is advised to discuss the above matters with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk