County Planning
County Hall
Chichester
West Sussex PO19 1RH

Tel: 01243 642118

Application No: WSCC/046/15/L
COUNTY MATTER

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

To Viridor Waste Management Limited
c/o Summit Planning Associates Ltd
The Studio, 4th Floor, No. 1
St Ann Street
Manchester M2 7LG

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development, that is to say:-

Variation of condition 15 of planning permission L/157/05 to allow waste to also be delivered from Household Waste Recycling sites operated on behalf of West Sussex County Council during the permitted hours of operation at Lancing Household Waste Recycling Site and Transfer Station, Unit 17, Chartwell Road, Lancing Business Park, Lancing, West Sussex, BN15 8TU

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions if any) submitted to this Council on 16 June 2015(and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

Approved Plans

1. The development hereby permitted shall not take place other than in accordance with the following plans:
   - Drawing no. 0004338/LA/A/02 Rev B 'Planning Application Boundary' (dated 29/06/05);
   - Drawing no. 0004338/LA/A/03 Rev B 'Existing Site Layout' (dated 30/06/05);
   - Drawing no. 0004338/LA/A/04 Rev G 'Proposed Site Layout' (dated 30/06/05);
   - Drawing no. 0004338/LA/A/05 Rev F 'Proposed Elevations' (dated 29/06/05);
   - Drawing no. 0004338/LA/A 05a Rev A 'Proposed Elevations' (dated 04/07/05);
   - Drawing no. 0004338/LA/A 06 Rev E 'Drainage Proposals' (dated 23/02/04);
   - Drawing no. 0004338/LA/A/07 Rev E 'Site Sections' (dated 05/04/04);
   - Drawing no. 0004338/LA/A/08 'Local Highway Network' (received 03/07/06);

   and supporting information, save as varied by the conditions hereafter.

   Reason: To secure a satisfactory development.

Signed
Date ..... **3 May 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

***N.B.** The reasons for imposing the above conditions are as specified after the conditions.
The words in brackets do not apply unless a copy of the relevant correspondence is attached.
Your copy of the application, determined as above, is returned herewith for your records.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES AT APPENDIX A OF THIS FORM

Continuation Sheet

Annual Waste Limit

2. No more than 80,180 tonnes of mixed household waste and recyclable materials and commercial waste shall be managed at the application site per calendar year unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: To limit the volumes of traffic in the interests of the amenity of residents on and near the approaches to the site.

Protection of Controlled Waters

3. No construction or demolition works shall be carried out without the details having been submitted to and approved in advance and in writing by the County Planning Authority. The submitted details shall reference the completed site investigation report and P20 risk assessment scheme accepted by the Environment Agency in their letter (ref: SX/2005/015217-4/1 (dated 14 July 2006)) that was approved on 17 August 2006. Only the approved works shall thereafter be implemented.

Reason: To ensure that the proposed site investigations and remediation will not cause pollution of Controlled Waters.

Approved Drainage Layout

4. The development hereby permitted shall continue to be operated at all times in accordance with the drainage layout depicted on Drawing No. 17942/004/01 Rev A (dated 04/05/06) that was approved on 17 August 2006. Roof water shall not pass through any oil interceptors and open gullies should not be used on this site.

Reason: To prevent pollution of the water environment.

Piling

5. No piling works shall be carried out without the details having been submitted to and approved in advance and in writing by the County Planning Authority. Only the approved works shall thereafter be implemented.

Reason: The site is contaminated/potentially contaminated and piling could lead to the contamination of the underlying aquifer.

Storage of Oils, Fuels or Chemicals

6. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is a multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging into the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Signed

Date ..... **3 May 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

Reason: To enable the County Planning Authority to retain control over the development which may be injurious to the amenities of the area and of neighbouring properties and to prevent pollution.

Approved Vehicle Turning Layout

7. The development hereby permitted shall continue to be operated at all times in accordance with the approved vehicle turning layout (Drawing No. 17492/004/02 Rev C 'External Surface Finishes layout' (received 27/07/06)) that was approved on 30 March 2007.

Reason: In the interests of road safety.

Sheeting of Goods Vehicles

8. No loaded goods vehicles shall leave the site unsheeted.

Reason: In the interests of highway safety and safeguarding the local environment.

Approved Noise and Dust Management Schemes

9. The development hereby permitted shall continue to be operated at all times in accordance with both the approved noise management scheme (which results in the level of noise emitted from the site shall not exceed 65dB(A) 1 hour Laeq at the boundary with the Wiston Business Centre) and dust management scheme (controlling dust emissions from all plant and equipment associated with the development), that were approved on 03 April 2007. For the avoidance of doubt these approved schemes comprise:

- Lancing Waste Transfer Station Noise Assessment (project ref: 17492/014 (dated 03/05/06)); and
- Control of Dust and Debris information taken from the Working Plan within the Waste Transfer Station's Waste Management Licence (email sent to Sam Dumbrell on 29/03/07 by Mark Lauder at Peter Brett Associates).

Reason: In the intersts of the amenities of the locality and occupiers of nearby residential properties.

Display of Traffic Routing Notice

10. A notice shall at all times be maintained at the site exit, visible to drivers, directing them to leave the site in accordance with the approved traffic routing throughout the course of the development hereby permitted. A plan of the approved traffic route shall be fixed adjacent to the weighbridge office hatch at all times, to ensure that drivers are aware of the agreed route.

Reason: In the interests of highway safety and the amenities of the area.

Signed
Date ..... **3 May 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

Hours of Use

11. Unless otherwise agreed in advance and in writing by the County Planning Authority the main hours of operation of the Transfer Station shall be limited to between 07.00 and 19.00 hours Mondays to Fridays and 07.00 to 13.00 hours on Saturdays with only a restricted operation between 13.00 to 18.00 hours on Saturdays and 07.00 to 18.00 hours on Sundays and Bank Holidays limited to the reception (import) and unloading of waste delivered by the Waste Collection Authorities or from Household Waste Recycing sites operated on behalf of West Sussex County Council with no removal (export) of either recyclable or residual wastes from the facility during these times.

Reason: To protect the amenities of local residents.

Approved Lighting

12. Lighting at the site shall only be operated in accordance with the approved external floodlighting and illumination details ('Exterior Lighting using Optifloods Achieving 50 Lux Ave to CIBSE Guide for Outdoor Workplaces', ref: 17492/014 (dated 14 June 2006); and 'Maintenance Factor 0.7 used due to High Indoor Pollution Optifloods achieving 200 Lux Ave and 53% Uniformity' (dated 16 June 2006), approved 22 August 2006).

Reason: To protect the local amenities from floodlighting and other illumination.

Approved Fencing and Acoustic Barriers

13. The fencing and acoustic barriers approved on Drawing No. 17942/003/09 (dated July 2006, approved 17 August 2006) shall be maintained throughout the operation of the development hereby approved.

Reason: In the interest of minimising the noise and visual impacts of the development and protecting the amenity of the locality.

Display of Planning Documentation

14. A copy of this decision notice together with the approved plans and any schemes and/or details subsequently approved pursuant to this permission shall be kept at the office on site and the terms and contents of them shall be made known to all persons with a responsibility for the management or control of waste handling activities on the site.

Reason: To ensure the site operatives are conversant with the terms of the planning permission.

No External Waste Operations

15. No waste transfer, sorting or separating of waste materials, or storage or deposit of sorted or unsorted waste materials, shall take place outside the building, so as to minimise the risk of pollution.

Reason: To ensure that waste transfer operations are contolled within the building in order to protect local amenity.

Signed

Date ..... **3 May 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

Silencing or Noise Reduction Controls

16. No mobile plant or machinery shall be used on the site unless fitted with silencing or noise reduction equipment to a standard not less than the manufacturer's UK recommendations and specification for the equipment, and be operated with that equipment in good working order at all times.

Reason: To safeguard the amenity of the area and of local businesses and residents.

Required Vehicles, Plant, Machinery or Equipment only

17. The site shall not be used as the operating base or storage area for vehicles, plant, machinery or equipment not required for the operations approved under this permission.

Reason: To control the use of the site and traffic generated by it in the interests of the amenities of the locality and nearby residents.

INFORMATIVES

A. The applicant's attention is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 (as amended) and to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution Code of Practice BS 5810:1979). In the means of access both to and from the building, and in the parking facilities and sanitary conveniences to be available (if any), the applicant should make provision, in so far as it is in the circumstances both practicable and reasonable, of the needs of the persons using the building who are disabled.

B. The applicant's attention is drawn to the requirement to provide for emergency access arrangements to the site and should ensure for themselves that the measures to be provided at the premises meet site specific fire safety requirements for this particular site, location and use that are normally sought by the County Fire Officer.

C. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision please see the report by contacting County Planning, West Sussex County Council or visiting the website at http://www.westsussex.gov.uk/ePlanning

Signed

Date ..... **3 May 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

Appendix A

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT.

TOWN AND COUNTRY PLANNING ACT 1990

1 Appeals to the Secretary of State

(a) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

(b) If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get online at www.planning-inspectorate.gov.uk or by writing to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

(c) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(d) The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

(e) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

2 Purchase Notices

(a) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

(b) In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

3 Further correspondence about this application should quote the reference number at the top right hand corner of the form.