ADUR DISTRICT COUNCIL

Mr Brian Elstone
Brian Elstone Surveying Services Ltd
14 Sutton Avenue
Rustington
West Sussex
BN16 2ET

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0305/19

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 6 (CONSTRUCTION METHOD STATEMENT); 7 (CONTAMINATION RISK ASSESSMENT) AND 8 (PROPOSED RETAINING WALL DETAILS) OF AWDM/1528/18

Location of Development
MANOR ROAD SERVICE STATION 96 MANOR ROAD LANCING WEST SUSSEX BN15 0HL

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
22/10/2019

SCHEDULE

Discharged Date - 15/07/2019

6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority (who shall consult with Highways England). The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction 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;
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
(viii) details of the management of traffic during the construction period and measures to prevent dust and debris from being deposited onto the A27 Trunk Road

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

Discharged Date - 15/05/2019

7 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.

Cont…/

(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 the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

Discharged Date - 15/05/2019

8 No part of the development hereby permitted shall be commenced until a scheme has been submitted to and approved by the LPA (who shall consult with Highways England). The scheme will demonstrate that the proposed retaining wall adjacent to the A27 Highway boundary has structural integrity. The scheme shall then be implemented in full following written agreement by the LPA (who shall consult with Highways England).

Reason: *To ensure that the proposed retaining wall is designed and constructed in a way which prevents it from collapsing onto the A27 highway land and to ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.*

Informative(s) to Agent/Applicant

01. Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
CONSTRUCTION METHOD STATEMENT		20.02.2019

Reference/Drawing Number	Version	Date Rec
H & S PRECONSTRUCTION INFO PACK		20.02.2019
CONTAMINATION RISK REPORT	Ref: IN18436CL004	20.02.2019
CONSTRUCTION PHASE PLAN	Issue 1 15th March 2019	24.04.2019
EMAIL FROM HIGHWAYS ENGLAND	Dated 25th March 2019	24.04.2019

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