Adur District Council

Development Management

Mr James Bastable
DKA
The Malt House
17-20 Sydney Buildings
Bath
Bath And North East Somerset
BA2 6BZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0241/15

Details of Development
ERECTION OF SINGLE STOREY MUSEUM AND DISPLAY BUILDING TO REPLACE EXISTING TEMPORARY WORKSHOP BUILDING

Location of Development
RICARDO CONSULTING ENGINEERS LTD OLD SHOREHAM ROAD LANCING SHOREHAM-BY-SEA 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 17th February 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
10/04/2015

Adur District Council

Adur District Council, Development Management, Economy Directorate,
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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 approved shall be finished externally in the materials specified in the Design and Access Statement submitted with the application.

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

03. 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 saved policy AP9 of the Adur District Local Plan.*

04. 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) The results of a site investigation scheme and a detailed risk assessment 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.

    (2) 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

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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.*

05. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

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.*

06. The development hereby approved shall only be carried out in accordance with the approved Hydrock Flood Risk Assessment (FRA) dated February 2015 and the building shall not be occupied until the flood resilience 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 the relevant policies of the National Planning Policy Framework.*

07. The development hereby permitted shall be carried out in accordance with the following approved plans received 17 February 2015:-

288106 P Site 01 Issue P01 Site Location Plan
288106 P Site 02 Issue P01 Existing Site Plan
288106 P Site 03 Issue P01Proposed Site Plan
288106 Drawing No. P-0-01 Issue P01 Ground Floor Plan
288106 Drawing No. E-01 Issue P01 Elevations
288106 Drawing No. S-01 Issue P01 Section A
Drawing No. C-01 Revision P1 Drainage Strategy

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

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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.