WORTHING BOROUGH COUNCIL

Mr Simon Jones
Simple Simon Design Ltd
5.10 Simple Simon Design Ltd
Paintworks
Bath Road
Bristol
BS4 3EH

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0490/23

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS), 5 (SITE SET UP) AND 13 (CONTAMINATION RISK ASSESSMENT) OF APPLICATION NO AWDM/1983/22

Location of Development

THE GRAND VICTORIAN HOTEL 27 RAILWAY APPROACH WORTHING WEST SUSSEX BN11 1UR

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
06/06/2023

SCHEDULE

Approved Date - 05/06/2023

3 Prior to commencement of the development works a sample and details of the brick to be used for the external walls of the rear WC extension, making good to the rear elevation following removal of the existing UPVC structures, access ramp, courtyard and garden planters shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out using the agreed brick to match the bond, pointing style and colour of the existing brickwork.

Reason: *In the interests of visual amenity and to safeguard the historic significance of the building in accordance with policy 16 of the Worthing Core Strategy.*

Approved Date - 05/06/2023

5 No works to implement the development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: *To avoid undue congestion of the site and consequent obstruction to access.*

Approved Date - 05/06/2023

13 **Monitoring:** 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.

(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 saved policy RES9 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. The Applicant is advised in relation to Condition 13 that Radon monitoring should be carried out as specified in the submitted Risk Assessment and a remediation report submitted outlining any intended Radon works where such work is found to be necessary.

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
BRICK DETAILS REAR EXTENSION	3009-54-02 S	25.04.2023
DEMOLITION & CONSTRUCTION METHOD STATEMENT		17.04.2023

Reference/Drawing Number	Version	Date Rec
RISK ASSESSMENT - RADON & EXCAVATION TASKS		18.05.2023
CONSTRUCTION PHASE PLAN (CPP)	Ref: 9309 Issue 3	05.04.2023
DESK STUDY REPORT	GE21670-DSR-MAR-23 v1.0	05.04.2023

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