Adur District Council

Planning, Regeneration and Wellbeing

Mr Donal Hutchinson
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East Sussex
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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0301/13

Details of Development
ERECTION OF 6 NO. INDUSTRIAL UNITS (B1 USE), TOGETHER WITH 52 PARKING SPACES AND CYCLE STORE (20 CAR PARKING SPACES RELATING TO UNITS 1A AND 1-5 BLOCK 3)

Location of Development
UNIT 1 BLOCK 3 CHALEX INDUSTRIAL ESTATE 214 MANOR HALL ROAD SOUTHWICK 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 14th March 2013.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
09/05/2013

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Adur Local Plan AG1, AH7, AE2, AE4, AE15, AE16, AE17 and the planning policies set out in the National Planning Policy Framework.

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 (including all external surfaces of all the buildings) hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No. 1009/01 titled Location Plan date valid 14-03-2013
Drawing No. 1009/02 titled Site Plan [showing coloured car parking] date valid 08-04-2013
Drawing No. 1009/02 Rev A titled Site Plan Bicycle Covered Stand Details date valid 24-04-2013
Drawing No. 1009/04 Rev A titled Elevations date valid 08-05-2013
Drawing No. 1009/03 titled ground floor plan date valid 14-03-2013

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

03. If during development, any visible 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 no further development (unless otherwise agreed in writing with the Local Planning Authority) 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 shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

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Mitigation of the potential risk shall be done by either pursuing intrusive investigations in order to quantify potential risk or by direct installation of a gas membrane beneath the site, as previously agreed in email correspondence dated 9 May 2013. This will need to be evidenced with suitable photographs submitted to the local planning authority demonstrating correct installation and provision of purchase receipts. Appropriate measures should be taken regarding service pipes etc. during installation and construction.

Reason: *As a precautionary measure, to prevent danger to human health and pollution of groundwaters from disturbance to any contamination of the site by the proposed works in accordance with relevant planning policies set out in the National Planning Policy Framework.*

04. No development or works of demolition shall take place unless in strict adherence throughout the construction period with the Construction Management Plan detailed on Drawing No. 1009/06 titled Site Plan - Construction Management Plan date valid 24-04-2013

Reason: *In the interests of highway safety in accordance with relevant planning policies set out in the National Planning Policy Framework.*

05. No building unit shall be occupied until the car parking and motorbikes/scooters spaces, and cycle storage has been constructed and demarked out on the land in accordance with the approved drawings and agent's email dated 09-04-2013. The car, motorbikes/scooters and cycle facilities shall be retained for that purpose thereafter.

Reason: *To ensure adequate parking provision in the interests of highway safety in accordance with relevant planning policies set out in the National Planning Policy Framework.*

06. No building unit shall be occupied until the trade waste storage facilities have been provided in accordance with the approved drawings. The facilities shall be retained for that purpose thereafter.

Reason: *In the interests of visual amenity and highway safety in accordance with relevant planning policies set out in the National Planning Policy Framework.*

07. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the site except within the buildings.

Reason: *In the interests of amenity and highway safety in accordance with relevant planning policies set out in the National Planning Policy Framework.*

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08. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), the building shall not be extended or altered externally or any incidental building erected.

Reason: *In the interests of amenity and the environment in accordance with relevant planning policies set out in the National Planning Policy Framework.*

09. No loading/unloading of vehicle shall take place on the premises except between the hours of:-

7.00 am and 7.00 pm of the same day Monday to Friday
8.00am and 1.00 pm of the same day on Saturday
Nor at any time on Sundays or Public/Bank Holidays

Reason: *In the interests of residential amenity and to comply with relevant planning policies set out in the National Planning Policy Framework.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.