Adur District Council

Planning, Regeneration and Wellbeing

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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/1522/14

Details of Development
REMOVAL OF 3 NO. EXISTING UNDERGROUND FUEL TANKS, FUEL DISPENSERS, ABOVE GROUND FILLS AND VENTS. INSTALLATION OF NEW UNDERGROUND FUEL TANK, FUEL PIPEWORK, DISPENSERS, ABOVE GROUND FILLS AND VENTS.

Location of Development
151 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5LD

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 3rd November 2014.

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
15/01/2015

ADUR DISTRICT COUNCIL
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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 permitted shall be carried out in accordance with the following approved plans:-

    Title: Site Location Plan, Drawing No. 12038413 PLG-07 2014, Received on 3rd November 2014.
    Title: GENERAL ARRANGMENT as existing, Drawing No. 12038413 PLG - 01 2014, Received on 3rd November 2014.
    Title: GENERAL ARRANGEMENT as existing, Drawing No. 12038413 PLG - 02 2014, Received on 3rd November 2014.
    Title: ELEVATIONS as existing, Drawing No. 12038413 PLG - 03 2014, Received on 3rd November 2014.
    Title: GENERAL ARRANGMENT as proposed, Drawing No. 12038413 PLG - 04 2014, Received on 3rd November 2014.
    Title: GENERAL ARRANGEMENT as proposed, Drawing No. 12038413 PLG - 05 2014, Received on 3rd November 2014.
    Title: ELEVATIONS as proposed, Drawing No. 12038413 PLG -06 2014, Received on 3rd November 2014.
    Title: Tank & Chamber Details, Drawing No. 5.01, Received on 3rd November 2014.
    Title: Four Frames & Columns Models, Drawing No. 906676-001 Rev 6, Received on 3rd November 2014.

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

03. This site is situated on or adjacent to a site which has been identified through Worthing Borough Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

    If during development, any visible contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels 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

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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.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety.*

04. No development shall take place, including any works of demolition, until a Construction Method Statement and Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and Plan and shall be adhered to throughout the construction and demolition period. The Statement and Plan 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; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

05. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 hrs on Saturdays. No work shall take place on Sundays or on Bank or Public Holidays. .

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

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.

02. All the responsible parties should be made aware that as construction workers may come into contact with potentially contaminated material, the guidance provided in HS (G) 66 - Protection of Workers and the General Public during Development of Contaminated Land should be strictly adhered to.