Adur District Council

Planning, Regeneration and Wellbeing

Mr James Bastable
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The Malt House
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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/0494/14

Details of Development
**TWO-STOREY EXTENSION TO ENGINE ASSEMBLY FACILITY, PLUS EXTERNAL STORAGE COMPOUND AND RE-SITING OF MOTORCYCLE PARKING**

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 14th April 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
08/07/2014

PTO

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 existing trees/bushes/hedges shall retained and shall be protected for the duration of construction works in accordance with the details shown on drawing no. 288104 P Site 11 P1 received 14 April 2014. No trees/bushes/hedges shall be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/bushes/hedges or parts thereof removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority.

**Reason**: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB25 of the Adur District Local Plan.*

03. 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.*

04. 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.*

05. If, during development, contamination not previously identified in the Hydrock Ground Investigation Report dated June 2014 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 the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

**Reason**: *To ensure the protection of controlled waters from any previously un-identified areas of contamination, having regard to the relevant policies of the National Planning Policy Framework.*

PTO

06. The development hereby approved shall only be carried out in accordance with the approved Hydrock Flood Risk Assessment (FRA) dated April 2014 and the building shall not be occupied until the flood resilience measures detailed on pages 7 and 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:-

288104 D 90 02 P1 (External Compound) received 14 April 2014
288104 P Site 11 P1 (Arboricultural Statement and Tree Protection Drawing) received 14 April 2014
288104 P Site 10 P2 (Site Location Plan) received 14 April 2014
288104 P 0 02 P1 (Proposed Ground Floor Plan) received 14 April 2014
288104 P 1 01 P2 (Proposed First Floor Plan) received 14 April 2014
288104 D 90 01 P1 (Palisade Fencing) received 14 April 2014
288104 P Site 01 P2 (Existing Site Plan) received 14 April 2014
288104 P 0 01 P3 (Existing Ground Floor Plan) received 14 April 2014
288104 P R 01 P2 (Proposed Roof Plan) received 14 April 2014
288104 E 01 P2 (Proposed Elevations) received 14 April 2014
288104 S 01 P2 (Section AA) received 14 April 2014
288104 P Site 02 P3 (Proposed Site Plan) received 16 June 2014

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

**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.