Adur District Council

Planning, Regeneration and Wellbeing

Mr Christopher Day
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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/0095/14

Details of Development
DEMOLITION OF EXISTING STORE BUILDING (B8 USE) AND REPLACEMENT WITH NEW BUILDING FOR STORAGE AND DISTRIBUTION USE (B8)

Location of Development
50 BLENHEIM ROAD LANCING BUSINESS PARK LANCING WEST SUSSEX BN15 8UQ

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 30th January 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
04/03/2014

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 District Local Plan (AG1, AE2, AE4) and 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. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 or AH2 of the Adur District Local Plan.*

03. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No 1306 Block Plan received 30 January 2014
Drawing No 1306 Loc Plan received 30 January 2014
Drawing No 1306 Exist1 Existing Roof Plan received 30 January 2014
Drawing No 1306 Exist2 Existing South East and North Elevations received 30 January 2014
Drawing No 1306 001 rev A Site and Ground Floor Plan received 30 January 2014
Drawing No 1306 002 rev A Roof Plan received 30 January 2014
Drawing No 1306 003 rev A Cross Section A-A and South elevation received 30 January 2014
Drawing No 1306 004 rev A Long Section B-B and East and North Elevations received 30 January 2014

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

04. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
    - the anticipated number, frequency and types of vehicles used during construction,
    - the method of access and routing of vehicles during construction,
    - the parking of vehicles by site operatives and visitors,
    - the loading and unloading of plant, materials and waste,
    - the storage of plant and materials used in construction of the development,
    - the erection and maintenance of security hoarding,
    - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
    - details of public engagement both prior to and during construction works.

    Reason: In the interests of highway safety and the amenities of the area.

05. 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.

    Reason: *The site is close to potentially contaminated land and an acquifer and precautionary measures are necessary to protect public health and safety, and the environment from any pollution resulting from the approved works in compliance with The National Planning Policy Framework*

06. 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 premises shall be used only for purposes within Use Class B8 as defined in the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

    Reason: *In the interest of amenity having regard to saved policies AG1, AE2, AE4 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. The applicant will need to apply to Environmental Health for a demolition notice under the Building Act 1984 prior to any demolition works.