ADUR DISTRICT COUNCIL

Mr Jon Murch
Davies Murch
3rd Floor
86-90 Paul Street
London
TW7 6DH

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0255/19

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 8 (SURFACE WATER DRAINAGE); 10 (CONTAMINATION ASSESSMENT) AND 11 (FOUNDATION DESIGN) OF APPLICATION NUMBER AWDM/1497/17.

Location of Development
FREE WHARF BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

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
09/04/2020

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
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SCHEDULE

Approved Date - 07/04/2020

8 No work except Enabling Works shall take place until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the National Planning Policy Framework and the SUDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Partially Approved Date - 07/04/2020

10 Partial Discharge of Condition 10, (i.e. not including Verification Report)

No works except Enabling Works shall take place until an investigation and risk assessment has been undertaken to establish if the site is contaminated and to determine the potential for pollution in accordance with the requirements of DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and to the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the remediation scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing of the Local Planning Authority.

Approved Date - 07/04/2020

11 No work except Enabling Works shall take place until details of any foundation design using penetrative methods shall be provided to the Local Planning Authority to show that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

/Contd …

Informatives / Notes to Applicant

01. The discharge of condition 10 hereby approved is partial.

    A further application comprising a verification report must be made to the Local Planning Authority for approval under condition 10, following completion of the remediation measures hereby approved.

02. Licencing and Permitting

    Works authorised by the approval of these conditions must also adhere to the marine licence issued on 30 November 2018 by the Marine Management Organisation. The terms and conditions of this licence must be complied with in full by the licence holder and any agent or subcontractor undertaking the activity on their behalf.

    An Environmental Permit Application is also required for the works hereby approved. The applicant has applied to the Environment Agency for a permit and must ensure that this is obtained to and adhered to including any agent or subcontractor undertaking the activity on their behalf in the in relation to the works hereby approved.

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
COND. 8 - SW Drainage..AWDM/1497/17. HOP Consultants Ref: 14576-HOP-EN-XX-RP-S-5003 as amended by Addendum July 2018 14576-HOP-EN-XX-RP-S-5003A	January 2019	11.02.2019
COND. 8 - SW DRAINAGE Addendum. HOP Consultants 14576-HOP-EN-XX-RP-S-5003a	18th July 2019	18.07.2019
COND 10 - Contamination..AWDM/1497/17. HOP Consultants Ref: 14576-HOP-EN-XX-RP-S-5003	January 2019	11.02.2019
Appendix i. Review of Previous Reports and Supplementary Phase II Exploratory Investigation	30th June 2015	11.02.2019
Appendix ii: Dwg. 14576-HOP-EN-XX-DR-S-0103 Rev P1 Contamination Summary	P1	11.02.2019
COND 11 - Penetrative Piling..AWDM/1497/17. HOP Consultants Ref: 14576-HOP-EN-XX-RP-S-5004	January 2019	11.02.2019
Remediation Method Statement. Geodyne Consultants Ref: 31149 Shoreham RMS	30th May 2019	14.08.2019

Reference/Drawing Number	Version	Date Rec
Groundwater Monitoring Report. OGI Consultants. Ref: J19-707 004R-Rev 0	2nd July 2019	04.03.2020
Groundwater Treatment EPR/MB3791WC/A001. OGI Consultants. Ref: J19-707-GW Treatment.	17th Feb 2020	16.03.2020
Cond 11 - Penetrative Piling. Foundation Works Risk Assessment. HOP Consultants 14576/01/HOP/RPT/01	October 2019	11.10.2019

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