Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr Richard Price
GlaxoSmithKline
Southdownview Way
Worthing
West Sussex BN14 8QH

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0212/FULL

Details of Development
ERECTION OF A TWO STOREY NON-HEATED PLANT ROOM ENCLOSURE TO HOUSE AN AIR HANDLING UNIT.

Location of Development
GLAXO SMITHKLINE SOUTHDOWNVIEW WAY WORTHING WEST SUSSEX BN14 8QH

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 8th April 2011.

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

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
05/07/2011

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SCHEDULE

Reasons for Granting Permission

01. The proposal is located in a large industrial complex within a designated trading area. As such it is in conformity with the former Local Plan designation, consolidates an existing approved use and helps regenerate the industrial estate and is supported. The proposed plant site is somewhat remote from any sensitive neighbouring occupiers and well screened but, in view of the recent history of localised noise problems, a condition is required to secure appropriate noise mitigation. The structure is substantial but set in a recess and similar to existing identically painted units and would be read against the background of larger buildings. It therefore accords with the relevant saved Worthing Local Plan Policies RES7 and H18, Core Strategy Policy 16, PPS4: Planning for Sustainable Economic Growth, PPG24: Planning and Noise, Planning Policy Statement 1: Delivering Sustainable Development and PPS23: Planning and Pollution Control.

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:-

Drawing No: GB12-09-0100 Title: Site location plan Date received 8.4.11
Drawing No: GB12-09-0100 Title: Site location plan Date received 8.4.11
Drawing No: GB12-09-0100 Title: Building 2 syrups plant room
Date received 8.4.11
INVC report on behalf of GlaxoSmithkline (report no. 6764 dated 21st June 2011).

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

03. If, during development, any visibly 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, unless otherwise agreed in writing with the Local Planning Authority, no further development 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 is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Due care and attention should be taken not to disturb or encroach on to the culverted section of the Teville Stream which runs through the site and any other culverted watercourses running through whilst carrying out any works.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with PPS23 'Planning and Pollution Control'.*

04. Prior to the commencement of the development, an acoustic assessment of the plant and equipment the subject of this application shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall have regard to the principles of BS4142:1997 and achieve a difference between the rating level and background noise level of at least -7dB. Thereafter the development shall be carried out in accordance with the approved acoustic assessment and within one month of implementation a test shall be carried out and the result submitted to the Local Planning Authority to demonstrate that the attenuation measures specified in the agreed scheme are effective and achieve the levels specified within the scheme. In the event that the specified noise levels have not been achieved, then notwithstanding the installation of the plant/equipment hereby approved a further scheme of attenuation works capable of achieving the levels as specified shall be installed within 3 months of the installation of the plant/equipment and thereafter retained. Thereafter the plant shall operate so as to ensure continuing compliance with a difference between the rating level and background noise level of at least -7dB.

Reason: *To safeguard the amenities of nearby residential occupiers in accordance with saved Worthing Local Plan Policies H18 and RES7 and PPG 24: Planning and Noise: Planning and Noise.*