ADUR DISTRICT COUNCIL

Mr Jon Murch
Davies Murch
86-90 Paul Street
London
EC2A 4NE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0637/21

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 10 (PART DISCHARGE INTERIM VERIFICATION OF ENABLING WORKS FOR PHASE 1) OF PREVIOUSLY APPROVED 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
18/07/2023

SCHEDULE

Approved Date - 18/07/2023

10 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.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 34 of the Adur Local Plan. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.*

Informatives / Notes to Applicant

01. IMPORTANT
The applicant is reminded that this approval is partial and relates to the phase 1 of the development.

Details of final verification of remediation works in phase 1 remain to be submitted and approved upon their completion.

Details of site investigation and any arising remediation works for other phases of the development must also be submitted and approved prior to development of those areas and subsequent details of verification must also be submitted and approved for those phases upon their completion.

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
GESL VERIFICATION REPORT	VERSION 1.1	08.04.2021
VERIFICATION REPORT PART 1		08.04.2021
VERIFICATION REPORT PART 2		08.04.2021
VERIFICATION REPORT PART 3		08.04.2021
VERIFICATION REPORT PART 4		08.04.2021
VERIFICATION REPORT PART 5		08.04.2021
VERIFICATION REPORT PART 6		08.04.2021
VERIFICATION REPORT PART 7		08.04.2021
VERIFICATION REPORT PART 8		08.04.2021

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