Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0461/12

Site: **Ricardo Consulting Engineers Ltd, Old Shoreham Road, Lancing, Shoreham-By-Sea, West Sussex, BN43 5FG**

Proposal: **Application for prior notification of proposed demolition of 5 buildings on the riverbank side**

Date of site visit: N/A (visited on previous occasions and have viewed photographs of buildings concerned)

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

Ricardo has applied for prior notification for the demolition of 5 buildings at their site adjacent to the river in Shoreham. The Council has to determine whether prior approval is required for the demolition and whether approval of the method of demolition and any proposed site restoration should be granted or refused. In this case the site is being cleared to accommodate a new building which is currently in the design phase and has not yet been subject of a planning application.

The applicants have advised that the buildings comprise a range of brick and steel frame industrial buildings sited along the riverbank edge on the eastern boundary of the site. They are old buildings which have come to the end of their useful life. They are to be demolished by a licensed contractor using best practice techniques. Should the proposed building not proceed, the applicants argue that the removal of the existing buildings will improve the appearance of the site.

Relevant site history

There is an extensive planning history on the site but it is not considered that it is relevant to this prior approval notice

Consultations

Adur District Council –The Environmental Health Officer recommends the precautionary condition be applied in case any contamination is discovered. The site owner should ensure that all demolition workers understand the risks associated with working on a contaminated site and standard PPE should be provided. The applicant is advised to contact the EHO once the demolition has been completed to enable her to visit the site (assuming the foundations are due to be removed and no contamination is found prior to completion of the demolition).

Lancing Parish Council – No objection

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AC1, AE18
National Planning Policy Framework (CLG 2012)

Planning Assessment

Ricardo is long established in the District and is a valuable part of the economy. The demolition of 5 buildings will clear the site in advance of the proposed construction of a larger, modern building (subject to planning considerations). The site is visible from the river and from the cycleway/path across the river. The roofs of the buildings subject of this application are visible, being located immediately adjacent to the site edge but their demolition will not have an adverse visual impact. There are many buildings on the Ricardo site and the 'gap' resulting from the demolition will not have a significant visual impact.

It is not considered that the prior approval of the Council is required for the demolition or for site restoration (as the site is expected to be redeveloped in the future). However, the applicants should be advised in writing to be aware of the potential contaminated land implications of the demolition.

Recommendation

Prior approval is not required

Informative: The applicant is advised that if, during demolition, 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 demolition (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the applicant. 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. On completion of the demolition works the applicant is advised to notify the Council's Environmental Health Contaminated Land Technician on 01273 263114.

Case Officer: Peter Barnett Date: 7 June 2012

Authorised by: Jo Morin Date: 14 June 2012