Adur District Council

Planning, Regeneration and Wellbeing

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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/0624/14

Details of Development
ACCESS LINKS AND OFFICE EXPANSION FOR PAULA ROSA MANHATTAN TO COMBINE UNITS 48, 50 AND 52 INTO ONE COHESIVE MANUFACTURING, STORAGE, DISTRIBUTION AND ASSOCIATED ADMINISTRATION COMPLEX.

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 2nd June 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
03/10/2014

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ADUR DISTRICT COUNCIL
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SCHEDULE

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 shall not be occupied until parking for cars, vans and lorries has been provided in accordance with the approved plans. The space agreed shall thereafter be maintained in perpetuity solely for the parking of such vehicles clear of the public highway.

Reason: *To ensure that adequate parking is provided in accordance with parking standards and adopted parking policy.*

03. The development shall not be occupied until secure and covered motorcycle and pedal cycle parking has been provided in accordance with plans to be submitted and approved by the Local Planning Authority. The space agreed shall thereafter be maintained in perpetuity solely for the parking of such vehicles clear of the public highway.

Reason: *To ensure that adequate parking is provided in accordance with parking standards and adopted parking policy and to promote sustainable travel to and from the site.*

04. Loading and unloading of vehicles for proposed warehouse and distribution centre (Blenheim Road end) - The development shall not be occupied until provision for delivery vehicles to load and unload clear of the public highway has been provided in accordance with plans and details to be submitted and approved by the Local Planning Authority after consultation with the Highway Authority. Any facilities and methods thereafter agreed shall be maintained in perpetuity solely for the purpose of the unloading and loading of vehicles associated with the development.

Reason: *To ensure that adequate space and methods for the loading and unloading of vehicles is made clear of the public highway to prevent obstruction to the adjacent highway in the interest of highway safety.*

05. The development, hereby approved, shall not be occupied until a Travel Plan has been provided in accordance with details to be submitted to and approved by the Local Planning Authority after consultation with the Highway Authority to encourage sustainable travel to and from the site.

Reason: *To promote sustainable and greener modes of travel to and from the site in accordance with approved policy.*

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06. The development, hereby approved, shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority after consultation with the Highway Authority to prevent surface water draining onto the public highway.

Reason: *In the interests of road safety.*

07. Prior to development commencing, a Construction Management Plan shall be submitted to and be approved in writing by the Local Planning Authority after consultation with the Highway Authority. This shall require the applicant and contractors to minimise disturbance during demolition and construction and will include (but not be limited to) details of the following information for approval:

- the phased programme of construction works;
- the means of access and road routing for all construction traffic associated with the development;
- provision of wheel washing facilities and details of their operation and location;
- construction working times including delivery times;
- details of a means of suppressing dust arising from the development;
- details of all proposed external lighting to be used during construction;
- details of areas for the loading, unloading, parking and turning of vehicles associated with the construction of the development;
- details of areas to be used for the storage of plant and materials associated with the development;
- details of the temporary construction site enclosure to be used throughout the course of construction (including access gates).
- Contact details for the site contractor, site foreman and CDM co-ordinator (including out-of-hours contact details).
- Evidence of consultation with neighbours prior to works commencing.
- Details of any temporary traffic management that may be required to facilitate the development including Chapter 8 traffic signage.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints, shall be available on site and their availability made known to all relevant parties.

Reason: *To ensure safe and neighbourly construction in the interests of amenity and road safety.*

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08. 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 aquifer 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.*

09. 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.*

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

Drawing No 1403 Block 1 Block Plan received 2 June 2014
Drawing No 1403 Loc 1 Location Plan received 2 June 2014
Drawing No 1403 201 Site Plan showing user areas and parking - existing received 15 August 2014
Drawing No 1403 202 Site Plan showing user areas and parking - proposed received 15 August 2014
Drawing No 1306 001 Proposed Ground Floor Plan received 2 June 2014
Drawing No 1306 002 Proposed Roof Plan received 2 June 2014
Drawing No 1306 003 Proposed Sections A-A and C-C Plus Part Elevation-Sections F-F received 2 June 2014
Drawing No 1306 004 East, South and West Elevations as Proposed received 2 June 2014
Drawing No 1306 005 Existing First Floor Offices and Proposed Part Section received 2 June 2014
Drawing No 1306 Exist1 Existing Ground Floor Plan received 2 June 2014
Drawing No 1306 Exist2 East, South and West Elevations as existing received 2 June 2014

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

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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.