ADUR DISTRICT COUNCIL

Mr Daniel Percy
Real Construction Limited
Rydon House
Station Road
Forest Row
RH18 5DW

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0032/22

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 24 (REMEDIATION AND FOUNDATIONS (SCHEME)) OF PREVIOUSLY APPROVED AWDM/1281/19.

Location of Development
MANNINGS SURRY STREET 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.

GPeck

Gary Peck
Planning Services Manager
03/03/2022

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
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 28/02/2022

24 Prior to commencement of the development hereby approved (or such other date or stage of the development as may first be agreed in writing with the Local Planning Authority), the following components (i-iv) of a Remediation Scheme to deal with the risks associated with contamination of the site, as an addition to or amendment of the information contained in the Geo-Environmental Assessment Report by Clancy Consulting dated June 2019 Reference: 10/1380/002, shall each be submitted as to and approved in writing by the Local Planning Authority and shall thereafter be adhered to in the development:

i A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site;

ii A site investigation scheme, based on (i) above, and including further testing and sampling results (such as carbon banding and gas monitoring) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

iii The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and Remediation Strategy giving full details of the remediation measures required and how they are to be undertaken;

iv A Verification Plan providing details of the data that shall be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. This shall include a timetable for the production of a Verification Report

Any changes to these components (i - iv) shall require the express consent of the Local Planning Authority.

Reason: *To prevent harm to human health in accordance with paras 183 - 185 of the National Planning Policy Framework 2021 and Policy 34 of the Adur Local Plan 2017.*

/Contd …

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	Date Rec
GROUND INVESTIGATION REPORT	10.01.2022
REMEDIATION METHOD STATEMENT	10.01.2022