ADUR DISTRICT COUNCIL

Mr Rolland Velho
RVTArchitects
4a Old Lodge Lane
Purley
Croydon
CR8 4DE

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1390/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 34 (REMEDIATION AND GROUNDWATER) OF AWDM/2039/22.

Location of Development
FORMER CAR SHOWROOM 69 - 75 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RE

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
04/12/2023

SCHEDULE

Approved Date - 04/12/2023

34 Remediation and Groundwater

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

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) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

iii) The results of the site investigation and the detailed risk assessment referred to in (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 will be collected in order to demonstrate that the works set out in the remediation strategy in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be fully implemented as approved, any changes to these components shall require the prior written consent of the Local Planning Authority. The scheme shall be implemented as approved

Reason: *To safeguard groundwater, controlled waters and aquifer from risk of presence of contaminants at the development site, in accordance with NPPF paras 174- 183, Policy 34 of the Adur Local Plan 2017 and Policies SH6 & SH7 of the Shoreham Harbour Joint Area Action Plan 2019.*

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
OPTIONS APPRAISAL, REMEDIATION STRATEGY & VERIFICATION PLAN	332610573/100 Rev: 00	05.10.2023

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