Adur District Council

Planning, Regeneration and Wellbeing

John Payne
Mitchell Design & Construction Ltd
Romy House
159-167 Kings Road
BRENTWOOD
CM14 4EG

Your Ref:
Our Ref: ADC/0673/07 Date: 26 October 2010

Dear Mr Payne,

Proposed steel processing, storage and administration building at Fishersgate Terminal, Basin Road South, Shoreham Harbour (Southwick): Details pursuant to conditions 06, 07, 08, 09, 16, 20 and 21 of permission ADC/0673/07

I refer to Julian Mitchell's letter of 6 October and the subsequent exchange of emails which has taken place with him following on from your letter of 21 September 2010 and the letter of 25 August 2010 from Lisa Bourn. I have now received a reply from the Environment Agency and can update my previous letter of 4 October as follows:-

Condition 06 (temporary parking, etc for contractors)

My letter of 4 October 2010 confirmed approval of the details shown on plan MDC:178:001.

Condition 07 (temporary wheel-cleaning facility)

My letter of 4 October 2010 confirmed approval of the facility shown on plan MDC:178:001.

Condition 08 (landscaping)

I do not consider that the proposals for planting just sea grass (shown on plan MDC178:01) are sufficient for the scale of this development. The area available for planting is quite narrow but I consider that planting of shrubs suitable for an exposed sea-edge location that would grow to a height sufficient to shield parked cars and mitigate the impact of the steel storage area are needed. Following Julian Mitchell's letter of 6 October, I responded by email saying that, whilst I noted what was said, having looked at the site it appears to me that there is sufficient space for planting along certain stretches of the

banked area alongside the existing boundary fence. This banked area is not uniform along its entire length and parts of it appear to have a reasonably level area behind the fence where suitable shrubs could be planted to provide more biodiversity as well as low-level screening. I asked for it to be looked at in more detail.

Condition 09 (materials and finishes)

My letter of 4 October 2010 confirmed approval of the samples and details as described in your letter (and shown on plan MDC178:06) with the exception of the proposed roofing material (labelled as 'untreated stucco embossed aluminium') which I considered to be too shiny and reflective. I noted from Julian Mitchell's letter of 6 October that this is a premium product selected for its durability in this very exposed location. I note that a sample is being obtained and that it will weather over time. However, I query whether it should be the type that has been pre-treated with a patina or zinc finish (which appears to be what has been used at the new Brighton stadium).

Condition 16 (drainage)

I confirm approval, subject to drainage from the trailer washdown and weighbridge gullies passing through the existing interceptor as stated by the Environment Agency in their letter of 22 October 2010 (emailed to Julian Mitchell).

Condition 20 (piling)

Having consulted the Environment Agency, my letter of 4 October confirmed approval of the proposals submitted on CD-rom comprising the 'Piling Commentary' by Alan Moxhey (letter report dated 29/07/10) and the accompanying Bureau Veritas 'Interpretative Report on Ground Conditions at the Port of Shoreham' dated October 2007. The EA state they would prefer the Continuous Flight Auger method to be used where contamination is likely to be present.

Condition 21 (construction method statement)

I confirm approval subject to the requirements set out in the letter of 22 October 2010 from the Environment Agency, namely:-

- care being taken during site works to ensure that all fuels, lubrication oils and any other potentially contaminating materials are stored to prevent accidental or unauthorised discharge to ground (eg. in bunded areas secure from public access); and
- that any unsuspected contaminated material revealed during site works, not having been previously assessed as part of the intrusive investigation, should not be moved until consultation has taken place with the Environment Agency.

As stated above, I should be grateful if you would reconsider the landscaping scheme and roofing material as referred to under conditions 08 & 09 above.

Yours sincerely,

Keith Morgan
Planning Services Manager
Tel: 01273 263239 (direct line)
e-mail: keith.morgan@adur.gov.uk