ADUR DISTRICT COUNCIL

Mr G Bahra
Alan Camp Architects LLP
88 Union Street
London
SE1 0NW

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0575/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 10 (SITE REMEDIATION) FOR PHASE 1 OF APPLICATION AWDM/1315/22.

Location of Development
FREE WHARF BRIGHTON ROAD 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
01/08/2024

SCHEDULE

Approved Date - 01/08/2024

10 Site Remediation

The development shall be carried out in accordance with the following Contamination Assessment and remediation methods:

i) Contamination. HOP Consultants, dated January 2019. Reference: 14576-HOP-EN-XX-RP-S-5003;
ii) Appendix i. Review of Previous Reports and Supplementary Phase II Exploratory Investigation dated 30th June 2015;
iii) Appendix ii: Dwg.14576-HOP-EN-XX-DR-S-0103 Rev P1 Contamination Summary P1;
iv) Remediation Method Statement. Geodyne Consultants, dated 30th May 2019 Reference: 31149 Shoreham RM;

which were approved by the Local Planning Authority on 9 April 2020 under application reference AWDM/0255/19;

and in respect of the Phase 1 development:

v) the GESL Verification Report Version 1.1 and associated Verification Reports 1-8, approved by the Local Planning Authority on 18 July 2023 under application reference AWDM/0637/21,

unless the Local Planning Authority gives prior written approval for any variation.

All remediation works shall be fully completed and all remaining verification reports shall have been submitted to and approved in writing by the Local Planning Authority prior to the occupation of each phase.

Reason: *To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 34 of the Adur Local Plan. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.*

Informatives / Notes to Applicant

01. Phase 1 only

This approval relates to validation of remediation works for Phase 1 only. Separate approval will be required for subsequent phases at the appropriate future time.

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	Version	Date Rec
CONTAMINATION STATEMENT HG CCONSTRUCTION	(Undated, received 2024)	20.06.2024
SOIL CAPPING LAYER (Photos 1-10)	Dated 06-03-2024	20.06.2024
DETS REPORT NO 24-02659	20-03-2024	20.06.2024
GENERAL ARRANGEMENT BLOCK G - GEOSHIELD MARK UP	DR-A-9011 REV SK02	20.06.2024
GENERAL ARRANGEMENT PHASE 1 - GEOSHEILD MARK UP	DR-A-9010 REV SK02	20.06.2024
GENERAL ARRANGEMENT BLOCK H - GEOSHEILD MARKUP	DR-A-9012 REV SK02	20.06.2024
DETS SOIL ANALYSIS CERTIFICATE	24-02659	20.06.2024
TECHNICAL NOTE - Validation Report 29 April 2024	1375-TN-240429 (Final)	19.07.2024

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