ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0041/07

Hargreaves Management Ltd
Rustington House
Worthing Road
Rustington
Littlehampton
West Sussex
BN16 3PS

Details of Development
REDEVELOPMENT OF FACTORY WITH BLOCK OF 10 UNITS FOR BUSINESS, GENERAL INDUSTRIAL AND STORAGE USES (CLASSES B1, B2 AND B8) WITH 52 CAR PARKING SPACES AND ACCESS/LOADING AREAS.(OUTLINE WITH LAYOUT AND ACCESS DETAILS)

Location of Development
26 DOLPHIN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6PB

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 23rd January 2007.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

Your copy of the application, determined as above, is returned herewith for your records.

[redacted]
Peter Davies
Head of Planning and Community

Dated this 18th day of April 2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AP7, AE2, AE4, AT12) the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE5-6, CH1, ERA1, DEV1, DEV4-5) and the Adur Development Plan Submission Core Strategy (R1, E1-2, T1, T3-4, ENV2, ENV4).

Conditions

01. Approval of the details of the scale and external appearance of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced; plans and particulars of the reserved matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved; and application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990 .*

03. No development shall take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected.

Reason: *In the interests of amenity and to comply with policy AE2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

04. The buildings hereby permitted shall not be occupied until provision for access and parking of vehicles and cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the proposed development.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

05. Prior to occupation of the units, staff travel plans shall be submitted to and approved in writing by the Local Planning Authority and implemented as approved.

Reason: *In the interests of sustainable transport and to comply with policy DEV4 of the West Sussex Structure Plan.*

06. The proposed development shall not obstruct the visibility splay on west side of the junction of Dolphin Way with the existing highway. This splay shall be defined by:-

(i) A line 2.4 metres long measured along the centre line of Dolphin Way from the line of the nearer edge of the carriageway of the existing highway; and
(ii) A line 70 metres long measured along the nearer edge of the carriageway of the existing highway from its intersection with the centre line of Dolphin Way; and
(iii) A straight line joining the termination of the above lines.

This said splay area shall be kept free from any obstruction over 0.6 metres above the level of the carriageway of the highway.

Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

07. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: *In the interests of highway safety and amenity and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

PTO

08. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated at all times that the premises are in use to ensure that vehicles do not leave the site carrying earth, mud or other material on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: *In the interest of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

09. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the site except within the buildings or within enclosed storage areas approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with policy AT12 of the Adur District Local Plan and DEV1 & DEV5 of the West Sussex Structure Plan.*

10. No external working shall take place anywhere on the premises to which this permission relates and all working shall be confined to the buildings.

Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

11. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB26-27 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

12. No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy DEV1 of the West Sussex Structure Plan and G12 of the West Sussex Waste Local Plan Deposit Draft.*

13. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan and ERA4-5 & DEV3 of the West Sussex Structure Plan.*

14. No development approved by this planning permission shall be commenced until:-
a) A desktop study has been carried out by a competent person in accordance with B.S.10175:2001 which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced.

b) A site investigation has been designed for the site in accordance with B.S.10175:2001 using the information obtained from desktop study and any diagrammatical representation (Conceptual Model). This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:-
-a risk assessment to be undertaken of the risks to human health, ground and surface waters on and off the site, and the wider environment;
-refinement of the Conceptual Model;and
-the development of a Method Statement detailing the remediation requirements.

c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken.

PTO

d) A Method Statement detailing the remediation requirements (including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation) has been submitted to the Local Planning Authority. This shall be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

The development of the site shall be carried out in accordance with the approved Method Statement.

Upon completion of the remediation detailed in the Method Statement, a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met and future monitoring proposals and reporting shall also be detailed in the report.

Reason: *To safeguard against pollution of controlled waters and risk to public health and safety in compliance with policies AP2 of the Adur District Local Plan and ERA5 of the West Sussex Structure Plan.*

15. Only clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic shall be used as infill material.

Reason: *To safeguard against public health and safety risk and to comply with policies AP2 of the Adur District Local Plan and ERA4 of the West Sussex Structure Plan.*

16. Piling of foundations shall only be undertaken in accordance with details which have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of piling work.

Reason: *To safeguard against public health and safety risk and to comply with policies AP2 of the Adur District Local Plan and ERA4 of the West Sussex Structure Plan.*

17. Before work commences on the development hereby permitted, detailed plans of access and parking facilities for the disabled shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until these facilities have been provided in accordance with the approved plans.

Reason: *To ensure adequate access for disabled persons and to comply with policy AB31 of the Adur District Local Plan.*

PTO

18. A minimum of 10% pf the energy requirements of the proposed development shall be met from on-site renewable energy generation unless it is demonstrated by the applicant that this would render the scheme economically unviable or would have a significant adverse effect on the townscape and the Local Planning Authority have confirmed their acceptance of this in writing. Details shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development to show the means of achieving this requirement and the measures approved shall be completed prior to occupation of the buildings and thereafter operated.

Reason: *In the interests of sustainability, as required by policy ENV2 of the Adur Development Plan Submission Core Strategy.*

19. The proposed units shall achieve efficient environmental performance by, prior to their occupation, being completed to meet, at the very least, the BREEAM standard 'very good' or equivalent.

Reason: *In the interests of sustainability, as required by policy ENV4 of the Adur Development Plan Submission Core Strategy.*