

Planning Approval, Planning Approved Documents List
Building Regulations Plans Approval,
and Pre-Start Conditions

The Planning Approval, Building Regulations Plan Approval and Pre-Start Conditions are annexed hereto and listed below:

Planning Approval (Application No.CC/12/04769/OUT):
 12_04769_OUT-PERMIT_WITH_S106-1807623

Planning Approved Plans List:
 5814 LOC; 5814 100 - Site Layout
 5814 110 - drawing showing Proposed Floor Plans and Elevations

Building Regulations Plan Approval - N54-1671

Pre – Start Conditions:

- CONDITION 1 RESERVED MATTERS
- CONDITION 3 SITE PLAN
- CONDITION 4 CYCLE AND MOTOR CYCLE PARKING
- CONDITION 5 SITE ACCESS VISABILITY SPLAYS
- CONDITION 7 LANDSCAPING
- CONDITION 9 EXTERNAL MATERIALS
- CONDITION 10 SITE SECTION
- CONDITION 11 SURFACE DRAINAGE
- CONDITION 13 FOUL DRAINAGE
- CONDITION 15 SITE INVESTIGATION CONTAMINATION
- CONDITION 17 WHEEL WASHING
- CONDITION 18 METHOD OF PILING
- CONDITION 22 EXTERNAL LIGHTING
- CONDITION 24 ACOUSTIC NOISE
- CONDITION 24 TRAIN VIBRATION
- CONDITION 26 WINDOW DETAILS
- CONDITION 27 BIN STORES
- CONDITION 30 RENEWABLES

Discharge Details:

| No | Application No to Discharge and | Approved documents | Ref of Decision | Discharged |
|----|---------------------------------|--|---------------------------------|------------|
| 1 | App - CC/16/03086/REM | LOC, 001, GHD2100 and supporting specification | Reserved matters approval | Yes |
| 3 | App - CC/16/02904/DOC | - | 16 02904 DOC - 29 November 2016 | Yes |

| | | | | |
|------|-----------------------|------------------------|------------------------------------|-------------------|
| 4 | App - CC/16/02904/DOC | 569-TSP-01-00-DR-1000. | 16 02904 DOC - 29 November 2016 | Yes |
| 5 | App - CC/16/03087/DOC | - | 16-03087-DOC 2 November 2016 | Yes |
| 7 | App - CC/16/03087/DOC | - | 16-03087-DOC 2 November 2016 | Yes |
| 9 | App - CC/16/03197/DOC | - | 16-03197-DOC – 2 November 2016 | Yes |
| 10 | App - CC/16/02904/DOC | - | 16 02904 DOC - 29 November 2016 | Yes |
| 11 | App - CC/16/03087/DOC | - | 16-03087-DOC 2 November 2016 | Yes |
| 13 | | | | No |
| 15 | App - CC/16/02904/DOC | | 16 02904 DOC - 29 November 2016 | No (time related) |
| 17 | App - CC/16/03197/DOC | - | 16-03197-DOC – 2 November 2016 | Yes |
| 18 | App - CC/16/02904/DOC | - | 16 02904 DOC - 29 November 2016 | Yes |
| 22 | App - CC/16/03087/DOC | - | 16-03087-DOC 2 November 2016 | Yes |
| 24.1 | App - CC/16/03087/DOC | - | 16-03087-DOC 2 November 2016 | Yes |
| 24.2 | App - CC/16/03087/DOC | - | 16-03087-DOC 2 November 2016 | Yes |
| 26 | App - CC/16/02904/DOC | - | 16 02904 DOC - 29 November 2016 | Yes |
| 27 | App - CC/16/02904/DOC | - | 16 02904 DOC - 29 November 2016 | Yes |
| 30 | App - CC/16/03197/DOC | - | 16-03197-DOC – 2 November 2016 | Yes |



Plan Appraisal Report

Project New 3 Storey office accommodation with external works
Site Address Block B Southern Gate, Chichester West Sussex PO19 8SG
Application Ref. RBC/16/586
Date 11 October 2016

Plans examined: 569-TSP-01-00-DR A 100A, 2001B, 2002A, 3000, 4000, 4002A, 7000, 7001, 7002A, 7003A, 7006, 7007, 7008, 7009, 7010, 7014, 7015, 8000, 8001A, 8002, 8005A, 9000, 9001. SWP/E6492 201A, 211A, 221, 250, 260. Calculations.

Note:- Some notes on the drawings refer to a school building and extension thereto.

1.0 Part A – Structure

1.1 Structural details have been forwarded to our in house checking engineer for appraisal. Any queries that arise will be forwarded under separate cover.

2.0 Part B – Fire Safety

2.1 General

- a. The relevant Fire Authority will be consulted in accordance with Regulation 12 of Building (Approved Inspectors etc) Regulations 2010, as amended, and their comments will be forwarded to you when received.
- b. Please confirm that not later than the date of completion of work, or the date of occupation of the building or extension, whichever earlier, all pertinent fire safety information will be passed to the “responsible person” to allow fire risk assessment to be carried out as defined in the Regulatory Reform(Fire Safety) Order 2005.
- c. Please note that the Regulatory Reform (Fire Safety) Order 2005 requires that a fire risk assessment is carried out by a competent person prior to occupation. However, this assessment may need to be made available to the relevant Fire Authority prior to completion to demonstrate the operation and maintenance of the proposals.

2.2 Please indicate location of fire hydrant.

2.3 Please provide details of fire alarm system and emergency escape lighting. Certification will be required upon completion.

2.4 Provide full details of the lift installation. Is this an evacuation lift?

2.5 Lift motor room should be located at the top of the lift shaft. Please confirm.

2.6 Cavities in external wall should be closed around reveals with a suitable cavity barrier.

2.7 The cleaners cupboard under the stairs should be relocated outside of the stair enclosure (see ADB vol 2 para 4.38).

3.0 Part F – Ventilation

3.1 Please provide a ventilation strategy for your proposal.

4.0 Part G – Hygiene

4.1 Confirm wholesome water supply.

5.0 Part J – Combustion appliances and fuel storage systems

5.1 Please provide full details.

6.0 Part L2 – Conservation of fuel and power in buildings other than dwellings

6.1 Please provide a full energy use/efficiency calculation for the building.

6.2 Please provide a declaration that Regulation 25 (district heating etc) has been considered.

7.0 Part M – Access to and use of buildings

7.1 Provide an access strategy for the building.

7.2 Provide full details of the lift installation including location of controls etc.

7.3 Refuge areas should be clearly marked and provided with a communication system.

The scheme has been assessed in light of the guidance within the Approved Documents in support of the Building Regulations and alternative solutions may be more appropriate to the scheme.

Further items may require your attention once we have received your details in response to the above.

Signature of Building Control Surveyor

Matt Clawson
MCABE C.Build E

Print Version

Close Window | Print

Summary

| | |
|------------------------------|---|
| Reference | 12/04769/OUT |
| Alternative Reference | PP-02347040 |
| Application Received | Thu 20 Dec 2012 |
| Application Validated | Wed 02 Jan 2013 |
| Address | Block B Southern Gate Chichester West Sussex PO19 8SG |
| Proposal | 3 storey office development of 3 units with external works. |
| Status | Application Permitted with S106(PER106) |
| Decision | PERMIT WITH S106 |
| Decision Issued Date | Thu 14 Nov 2013 |
| Appeal Status | Unknown |
| Appeal Decision | Not Available |

Further Information

| | |
|---|--|
| Application Type | Outline Application |
| Decision | PERMIT WITH S106 |
| Actual Decision Level | Delegated Decision |
| Expected Decision Level | Delegated |
| Case Officer | Matthew Pickup |
| Parish | Chichester |
| Ward | Chichester South |
| District Reference | Not Available |
| Applicant Name | Mr Greg Caswill |
| Agent Name | Mr Chris Barker |
| Agent Company Name | Not Available |
| Agent Address | ECE Planning Limited Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP |
| Agent Phone Number | Not Available |
| Environmental Assessment Requested | No |

Contacts

Agent

Mr Chris Barker

Electronic Mail cbarker@eceplanning.com

Phone Number 01903 248777

Ward Councillors

Mr Nigel G Galloway

Address 14 North Walls Chichester, West Sussex PO19 1DA

Mrs Pam M Dignum

Address Highgate House West Broyle Drive Chichester West Sussex PO19 3PP

Mr Len Macey

Address 44 Grenville Gardens Chichester West Sussex PO19 8XB

Important Dates

| | |
|---|-----------------|
| Application Received Date | Thu 20 Dec 2012 |
| Application Validated Date | Wed 02 Jan 2013 |
| Expiry Date | Thu 07 Feb 2013 |
| Actual Committee Date | Not Available |
| Latest Neighbour Consultation Date | Fri 11 Jan 2013 |
| Neighbour Consultation Expiry Date | Fri 01 Feb 2013 |
| Standard Consultation Date | Fri 11 Jan 2013 |
| Standard Consultation Expiry Date | Fri 01 Feb 2013 |
| Last Advertised In Press Date | Thu 24 Jan 2013 |
| Latest Advertisement Expiry Date | Thu 07 Feb 2013 |
| Last Site Notice Posted Date | Fri 11 Jan 2013 |
| Latest Site Notice Expiry Date | Fri 01 Feb 2013 |
| Statutory Expiry Date | Tue 02 Apr 2013 |
| Agreed Expiry Date | Not Available |
| Decision Made Date | Wed 13 Nov 2013 |
| Decision Issued Date | Thu 14 Nov 2013 |
| Environmental Impact Assessment Received | Not Available |
| Determination Deadline | Wed 03 Apr 2013 |
| Temporary Permission Expiry Date | Not Available |

Constraints

| Name | Constraint Type | Status |
|-------------------------------|---|---------------------------|
| Nominal Percentage 1-3 992 | Radon gas risk | Land Charge Constraint |
| Non Landfill | Settlement Policy Area | Not Available |
| Chichester Harbour 7km Buffer | Contaminated Land that is not Landfill | Not Available |
| | Chichester Harbour 7km Buffer | Not Available |

Not Available

Multiple (Spatial)

Status: Scheduled Monument, HER site Herid: CD770, 2354, 2491, 2757, 3513, 3525, 3605, 4201 Type: Road

Multiple (Spatial)

: URBAN

Chichester Harbour
Buffer 1-3 km Buffer

Not Available

Contaminated Land
Consultation

Not Available

Archaeological Site

Not Available

Rare Species

Not Available

Agricultural Land
Classification

Not Available

Related Information

There are 33 documents associated with this application.

There is 1 case associated with this application.

There are 2 properties associated with this application.



CHICHESTER DISTRICT COUNCILTOWN AND COUNTRY PLANNING ACT 1990TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE ORDER) 2010
(now, as amended)

To:

Agent :

Applicants Details :

Mr Chris Barker
ECE Planning Limited
Brooklyn Chambers
11 Goring Road Worthing
West Sussex BN12 4AP

Mr Greg Caswill
Newman Developments Limited
The Music Room
Tanbridge Park Horsham
West Sussex RH12 1SU

In pursuance of their powers under the above mentioned Act and orders, the council hereby notify you that they **PERMIT** the following development, that is to say:

**3 storey office development of 3 units with external works.
Block B Southern Gate Chichester West Sussex PO19 8SG**

to be carried out in accordance with your application no. CC/12/04769/OUT as modified by the undermentioned conditions if any submitted to the Council on 2 January 2013 and subject to compliance with the conditions specified hereunder:

1) (i) Approval of the details of the landscaping of the site (hereinafter called "reserved matters") shall be obtained from the Local Planning Authority before any development is commenced.

Plans and particulars of the reserved matters referred to in paragraph (i) above, relating to the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

(ii) 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 comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 5814 LOC; 5814 100 - Site Layout, and 5814 110 - drawing showing Proposed Floor Plans and Elevations.

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

3) Notwithstanding the details provided on drawing No.5814 100 - Site Layout regarding vehicle parking, a revised drawing, indicating no more than 30 car parking spaces and including the provision of a parking/waiting area for service vehicles, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. Vehicle parking shall then be provided in strict accordance with the approved scheme before any of the approved building is first occupied and shall be maintained thereafter.

Reason: to ensure the provision of adequate on site vehicle parking facilities and in the interests of highway safety.

4) Notwithstanding any information to the contrary, covered cycle parking and secure motor cycle parking shall be provided on site in accordance with details which shall first be submitted to and agreed in writing by the District Planning Authority before the first occupation of the building hereby granted consent and shall thereafter be maintained for those purposes in perpetuity. Such details shall include plans and elevations of the proposed cycle storage buildings.

Reason: To ensure the provision of adequate facilities and the provision of alternative travel options to the use of the car.

5) The access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects, including the provision of a full height kerb to replace the dropped kerb currently serving the sites existing access, in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced.

Reason: In the interests of road safety and to accord with approved policy.

6) No development shall take place unless and until the proposed site vehicular accesses have been constructed in accordance with the approved site plan.

Reason: To provide safe and suitable access to the development.

7) No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities. In addition, all existing trees and hedgerows on the land shall be indicated including details of any to be retained, together with measures for their protection in the course of development. The scheme shall include seeding with a Native British Wildflower Flora mix appropriate to the soil and climate of the site and shall make particular provision for the conservation and enhancement of biodiversity on the application site. The scheme shall be designed to achieve levels of shelter/windbreak, shade and drought resistance to accord with the expected climate changes during the design life of the development.

Reason: In the interests of amenity and of the environment of the development and to comply with the Natural Environment and Rural Communities Act 2006 and to accord with the Council's Interim Statement on Climate Change.

8) All planting, seeding or turfing comprised in the approved scheme 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, including any existing trees or hedgerows indicated as being retained in the approved scheme, 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 amenity and of the environment of the development.

9) No development shall be carried out unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls and roofs of the proposed building and where appropriate surfacing materials have been submitted to and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and to ensure a building of visual quality.

10) Before work begins on the development hereby permitted details of site levels and longitudinal and latitudinal sections through the site of the building shall be submitted for the approval of the District Planning Authority to show how the building shall be set into the ground.

Reason: To secure satisfactory development.

11) Before the development hereby permitted is begun, a scheme showing the proposed means of surface water disposal including all necessary on-site and off-site works shall be submitted to and approved by the District Planning Authority. Before the development hereby permitted is brought into use the approved scheme shall be carried out and completed in full accordance with the details shown in the scheme. The responsibility for securing all necessary agreements and permits from the landowner or other party shall rest with the developer.

Reason: To ensure that the proposed development is satisfactorily drained.

12) Prior to being discharged into any watercourses, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of controlled waters.

13) Before the development hereby permitted is begun, a scheme showing the proposed means of foul water disposal including all necessary on-site and off-site works shall be submitted to and approved by the Local Planning Authority. Before the development hereby permitted is brought into use the approved scheme shall be carried out and completed in full accordance with the details shown in the scheme. The responsibility for securing all necessary agreements and permits from the landowner or other party shall rest with the developer.

Reason: To ensure that the proposed development is satisfactorily drained.

14) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging into the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To enable the Local Planning Authority to retain control over the development which may be injurious to the amenities of the area and of neighbouring properties and to prevent pollution.

15) The development hereby permitted shall not be begun until a scheme to deal with contamination of land or groundwater has been submitted prior to the commencement of development and approved by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

- (1) A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:
 - (i) The requirements of the Local Planning Authority for site investigations have been fully established, and
 - (ii) The extent and methodology have been agreed in writing with the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to the Local Planning Authority without delay upon completion.

- (2) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to commencement, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority. Two full copies of a verification report confirming the objectives, methods, results and conclusions of all remediation works shall be submitted to the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of (1) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of (2) above. The building hereby permitted shall not be occupied unless and until approval is granted for this Verification Report.

Note - the above requirements shall be carried out in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR11".

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 off site receptors.

Informative: For further information and technical guidance regarding the requirements of this condition applicants should contact the District Council's Environmental Protection Team (01243 785166).

- 16) The building hereby permitted shall not be used other than for purposes within Use Class B1 (a) as defined in the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any other statutory instrument revoking and re-enacting or amending that Order.

Reason: To accord with the terms of the application and in the interests of amenity.

- 17) 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 District Planning Authority and such facility shall be retained in working order and operated throughout the period of work on the site.

Reason: In the interests of road safety and to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

- 18) The method of piling foundations for the development shall be carried out in accordance with a scheme to be approved in writing by the District Planning Authority prior to any development commencing. Such piling method shall exclude the use of top driven piling.

Reason: To prevent the contamination of the underlying aquifer and in the interests of the amenities of neighbouring residential properties.

- 19) All plant, machinery and equipment (including refrigeration and air conditioning systems) to be used by reason of the granting of this permission shall be installed, maintained and operated so as to prevent the transmission of noise and vibration into any neighbouring premises.

Reason: In the interests of amenity.

20) No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas unless otherwise approved in writing by the District Planning Authority.

Reason: To safeguard the amenities of neighbouring properties.

21) There shall be no bonfires on site.

Reason: In the interests of amenity.

22) Before the development hereby permitted is commenced, details of external lighting of the site and building shall be submitted to and agreed in writing by the District Planning Authority.

Reason: In the interests of amenity.

23) All external lighting shall be installed and maintained so as to prevent light spillage beyond the boundaries of the site.

Reason: In the interests of amenity

24) The development hereby permitted shall not be commenced unless and until a scheme for protecting the proposed building (and its occupants) from noise and vibration from the adjacent railway has been submitted to and approved by the District Planning Authority. All works which form part of the scheme shall be completed before the first occupation of the building.

Reason: In the interests of the future occupiers of the development

25) All construction operations shall only be carried out between the following hours:

Mon - Fri 0700 - 1800 hrs, Saturday 0700 - 1300 hrs

and at no other times including Sundays, Bank and other Public Holidays. This includes all deliveries of materials to and from the site.

Reason: To safeguard the amenities of the neighbouring properties and their occupiers.

26) No development shall commence unless and until full details of all external windows and doors have been submitted to and agreed in writing by the District Planning Authority. Such details shall include materials and finish along with appropriate plans, sections and elevations as appropriate at a scale of not less than 1:10.

Reason: In the interests of the appearance of the building.

27) The building hereby permitted shall not be occupied unless and until facilities for the storage of both waste and recyclable waste materials have been provided in accordance with details which shall first be submitted to and agreed in writing by the District Planning Authority before commencement of any works on the site.

Reason: To ensure that adequate recycling facilities are provided on site in accordance with council policy

28) The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure a satisfactory standard of development.

29) The development hereby permitted, in accordance with the Interim Statement on Planning and Climate Change, shall be constructed to achieve the water efficiency standard within BREEAM 'very good' for which the necessary Certificate shall be submitted to the Local Planning Authority prior to first occupation.

Reason: To accord with the Council's Interim Statement on Climate Change.

30) The development hereby permitted shall be constructed so as to achieve 10% of the BER from on-site renewable energy. No development shall take place until the Local Planning Authority has approved a report provided by the applicant identifying how this will be achieved. The carbon savings which will result from this will be above and beyond what is required to comply with Part L of the Building Regulations.

Reason: To accord with the Council's Interim Statement on Climate Change.

31) The development hereby permitted, in accordance with the Interim Statement on Planning and Climate Change, shall be designed and constructed to achieve BREEAM 'very good' for which the necessary Certificate shall be submitted to the Local Planning Authority prior to first occupation.

Reason: To accord with the Council's Interim Statement on Climate Change.

32) INFORMATIVE

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act 1990.

33) INFORMATIVE

The applicant is advised to acquire the appropriate license to allow works within the public highway from West Sussex County Council as the Highways Authority to cover the site access road junction works. The applicant is requested to contact the Area Highway Engineers Office, West Sussex County Council, Western Area Office, Drayton Depot, Drayton, Chichester, West Sussex PO20 2AJ (tel. 01243 836900).

34) INFORMATIVE

This permission is granted under the Town and Country Planning Act 1990 and does not purport to grant any other consent, approval or agreement by the Council.

35) INFORMATIVE

The applicant is advised that it will be necessary to obtain a licence from the Environment Agency in order to discharge water into the Lavant which is a designated main river.

36) INFORMATIVE

A business travel plan should be implemented in order to encourage future users of the site to use sustainable transport methods where possible (i.e. walking, cycling, train or bus).

37) INFORMATIVE

The applicant / developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service the development. Please contact Atkins Limited, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel: 01962 858688 or www.southernwater.co.uk)

INFORMATIVE

The applicant is reminded that the Council operate a formal procedure for the discharge of conditions. Details of this procedure can be found on the Council's website (<http://www.chichester.gov.uk/index.cfm?articleid=8734>) or by telephone (01243 534734).

The plans the subject of this decision can be viewed on the Council's website www.chichester.gov.uk quoting the reference number of the application. For all applications after May 2003, the relevant plans are listed as "Plans-Decided".

Date : 13 November 2013

Signed: 
S. R. Carvell
Director of Environment

NOTES

Town and Country Planning Act 1990 Town and Country Planning (Control of Advertisements) Regulations 1992 Town and Country Planning (Trees) Regulations 1999

Your attention is directed to the following notes. They are for information only and do not pretend to set out the whole of the law on the subject. It would be well for you to consult your solicitor if you are in any doubt.

1. If the applicant is aggrieved by the decision of the District Planning Authority to refuse permission for the development, or is aggrieved by a condition imposed on a planning permission, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months* from the date of notice or determination giving rise to the appeal. (All appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/04A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. www.planning-inspectorate.gov.uk. Advertisements and ELD/PLD appeal forms are available from County House, Portland Square, Bristol; Tree Preservation Order appeals forms are available from Government Office from The Planning Inspectorate, The Environment Appeals Team, Trees and Hedges, Room 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Email – environment.appeals@pins.gsi.gov.uk Telephone – 0303 444 5584. One copy of the appeal form must be submitted to the Head of Planning and Building Control Services, Chichester District Council, East Pallant House, Chichester, West Sussex PO19 1TY).

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order.

*** APPLICANTS SHOULD NOTE THAT THE PERIOD FOR MAKING AN APPEAL IN RESPECT OF HOUSEHOLDER APPLICATIONS (SUFFIX /DOM) IS 12 WEEKS FROM THE DATE OF THIS NOTICE; FOR ADVERTISEMENT APPLICATIONS (SUFFIX /ADV) IT IS 8 WEEKS; AND FOR TREE APPLICATIONS (SUFFIX /TPA) IT IS 28 DAYS.**

2. If permission to develop land is refused or granted subject to conditions, whether by the District Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring

that Council to purchase his interest in the land in accordance with the provisions of Part V of the Town and Country Planning Act 1990.

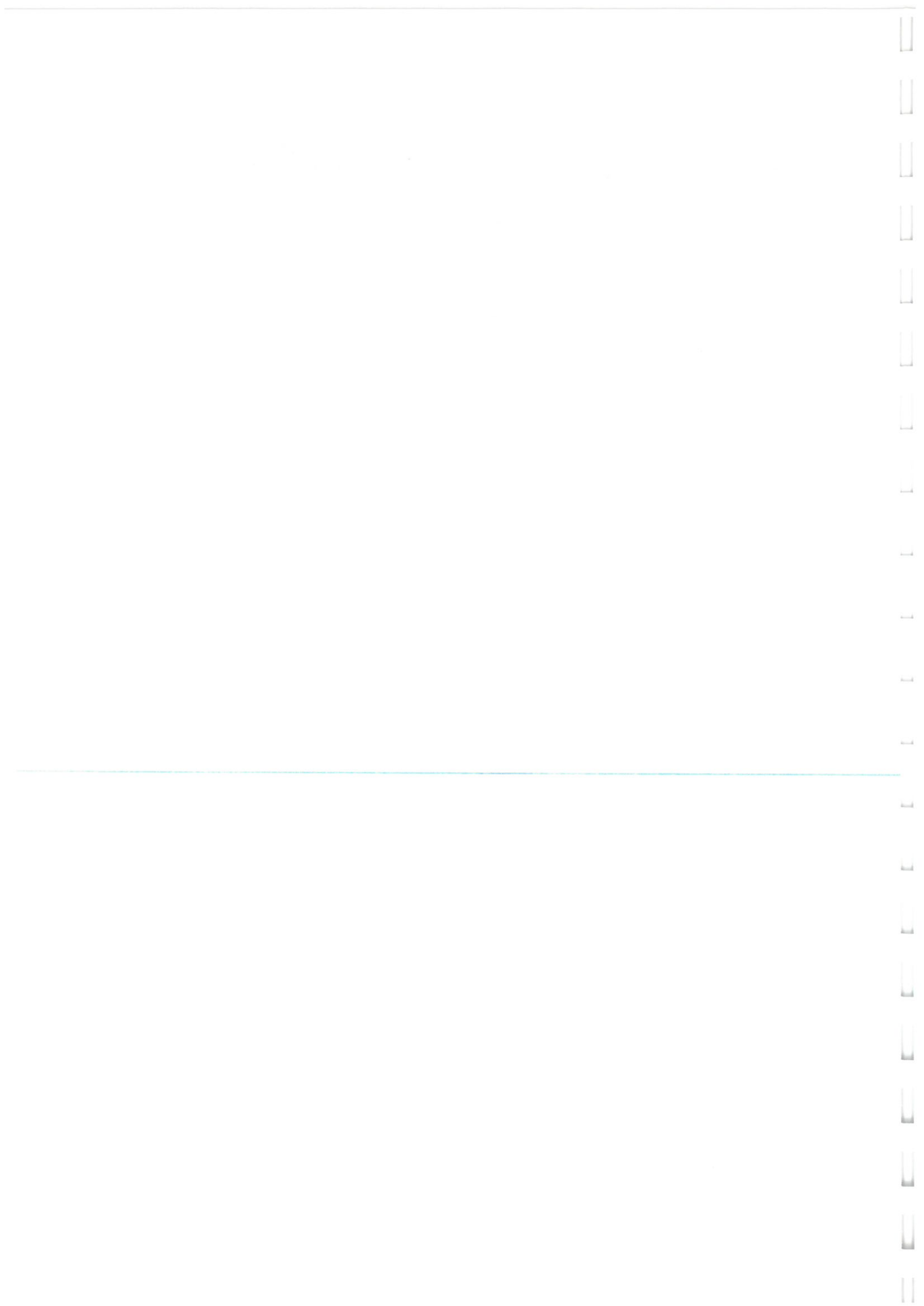
3. In certain circumstances a claim may be made against the District Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in the Town and Country Planning Act 1990.
4. By Section 195 of the Town and Country Planning Act 1990 where an application is made to a District Planning Authority for a Certificate of Lawful Use or Development and is refused in part, the applicant may by notice under this sub-section appeal to the Secretary of State and on any such appeal the Secretary of State shall:
 - (a) if and so far as he is satisfied that the Authority's refusal is not well-founded, grant to the appellant a Certificate of Lawful Use or Development accordingly or, as the case may be, modify the certificate granted by the Authority on the application, and:
 - (b) if and so far as he is satisfied that the Authority's refusal is well-founded, dismiss the appeal.
5. Applicants are advised to consult Regulation (15) of the Advertisements Regulations 1992 regarding appeals in respect of advertisements.
6. Where this notice conveys approval or permission, conditional or unconditional please note that the decision given does not purport to convey any consent or approval which may be required under the Public Health Acts and Building Regulations. Additionally applicants are advised to check the need for notice to be given under the Party Wall etc. Act 1996.
7. Where this notice conveys approval or permission subject to conditions, applicants are reminded that the onus is on them to ensure the conditions have been complied with. Under some circumstances a failure to comply with a condition may result in the whole development being unauthorised.

PLANNING TRACKER



Project Name : **Southern Gate Block B** Client: **SAABON Ltd**
 Report No: **4** Date: **30.11.2016** Planning Application Ref: **CC/12/04769/OUT**

| Condition No. | Subject of Condition | Required Discharge Milestone: | Discharge Status (Yes/No) | Responsible | Issued Date | Notes |
|---------------|--|--------------------------------------|---------------------------|-----------------|--|---|
| 1 | Reserved Matters Details of Landscaping | Prior to Commencement | Yes | W. Stirland Ltd | WSL Submitted to CDC planning 16/09/2016 | |
| 2 | Development carried out to approved plans | Note | No | N/A | | |
| 3 | Site layout parking, waiting, service vehicles | Prior to Commencement | Yes | TSP | WSL Submitted to CDC planning 01/09/2016 | |
| 4 | Cycle and motor cycle parking details | Prior to Occupation | Yes | TSP | WSL Submitted to CDC planning 01/09/2016 | |
| 5 | Site access, kerbs, visibility splays, sight lines | Prior to Commencement | Yes | SWP | WSL Submitted to CDC planning 16/09/2016 | |
| 6 | Vehicular access have been constructed | Prior to Occupation | No | N/A | | |
| 7 | Landscaping planting plan, species, sizes | Prior to Commencement | Yes | W. Stirland Ltd | WSL Submitted to CDC planning 16/09/2016 | |
| 8 | Landscaping installation | Prior to Occupation | No | W. Stirland Ltd | | |
| 9 | Materials and finishes to be submitted | Prior to Commencement | Yes | W. Stirland Ltd | WSL Submitted to CDC planning 27/09/2016 | |
| 10 | Details of site levels and sections | Prior to Commencement | Yes | TSP | WSL Submitted to CDC planning 01/09/2016 | |
| 11 | Details proposed surface water drainage | Prior to Commencement | Yes | SWP | WSL Submitted to CDC planning 16/09/2016 | |
| 12 | Surface water drainage gullies installation | Prior to discharge into watercourses | No | SWP | | |
| 13 | Details proposed foul water drainage | Prior to Commencement | No | SWP | WSL Submitted to CDC planning 16/09/2016 | Condition withdrawn. Southern Water foul drainage capacity check made by SWP. |
| 14 | Storage of oils, fuels & chemicals | Note | No | N/A | | |
| 15 | Site investigation contamination | Prior to Commencement | Yes | W. Stirland Ltd | WSL Submitted to CDC planning 01/09/2016 | Condition Discharged in part, ongoing requirement for verification report |
| 16 | Permitted usage Class B1 | Note | No | N/A | | |
| 17 | Contractors wheel washing facility installed on site | Prior to Commencement | Yes | W. Stirland Ltd | WSL Submitted to CDC planning 27/09/2016 | |
| 18 | Method of piling foundations | Prior to Commencement | Yes | SWP | WSL Submitted to CDC planning 01/09/2016 | |
| 19 | Plant & machinery installed to be maintained | Note | No | N/A | | |
| 20 | No raw materials, packing, waste stored | Note | No | N/A | | |
| 21 | No bonfires on site | Note | No | W. Stirland Ltd | | |
| 22 | External lighting details | Prior to Commencement | Yes | W. Stirland Ltd | WSL Submitted to CDC planning 16/09/2016 | |
| 23 | External lighting installation | Note | No | W. Stirland Ltd | | |
| 24 | Protecting occupants from railway noise | Prior to Commencement | Yes | W. Stirland Ltd | WSL Submitted to CDC planning 16/09/2016 | |
| 25 | Construction working hours | Note | No | W. Stirland Ltd | | |
| 26 | 1:10 Scale details of external windows / doors | Prior to Commencement | Yes | TSP | WSL Submitted to CDC planning 01/09/2016 | |
| 27 | Waste & recycling storage details | Prior to Commencement | Yes | TSP | WSL Submitted to CDC planning 01/09/2016 | |
| 28 | Car parking & drainage installation | Prior to Occupation | No | W. Stirland Ltd | | |
| 29 | BREEAM water efficiency certificate | Prior to Occupation | No | W. Stirland Ltd | | |
| 30 | 10% BER from on-site renewable energy | Prior to Commencement | Yes | W. Stirland Ltd | WSL Submitted to CDC planning 27/09/2016 | |
| 31 | BREEAM VERY GOOD CERT | Prior to Occupation | No | W. Stirland Ltd | | |








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-  TSP 569 - TSP-01-00-DR-A-1001 SETTING OUT PLAN WITH CO ORDINATES
-  TSP 569 - TSP-01-00-DR-A-2001C GROUND AND FIRST FLOOR PLANS
-  TSP 569 - TSP-01-00-DR-A-2002C SECOND FLOOR AND ROOF PLANS
-  TSP 569 - TSP-01-00-DR-A-3000 ELEVATIONS
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-  TSP 569 - TSP-01-00-DR-A-4002B GA SECTION 1 AND 2
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-  TSP 569 - TSP-01-00-DR-A-7016 INTERNAL WALL JUNCTION DETAILS
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-  TSP 569 - TSP-01-00-DR-A-8005B BUILDING REGULATION NOTES
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:7 KB










Civil Engineering and Specification

-  E6492 201!B!Drainage Layout
-  E6492 211!A!Setting Out
-  E6492 221!A!Surface Finishes
-  E6492 250!-!Drainage Details
-  E6492 260!A!Construction Details

M&E Specification

-  Block B M&E spec

Structural Drawings and Specification

-  E6492 01!C!Pile Layout, Foundation & Ground Floor Sections & Details
-  E6492 02!D!Ground Floor Layout (Showing Structure Over)
-  E6492 03!C!First Floor Layout (Showing Structure Over)
-  E6492 04!B!Second Floor Layout (Showing Structure Over)
-  E6492 05!B!Steelwok Elevations
-  E6492 06!-!First & Second Floor Slabs - Loose Bar Reinforcement
-  E6492 50!A!RC Details of Foundations
-  E6492 50BBS!A!Bar Bending Schedule
-  Structural Specification

Initialled for and on behalf of the Employer.....

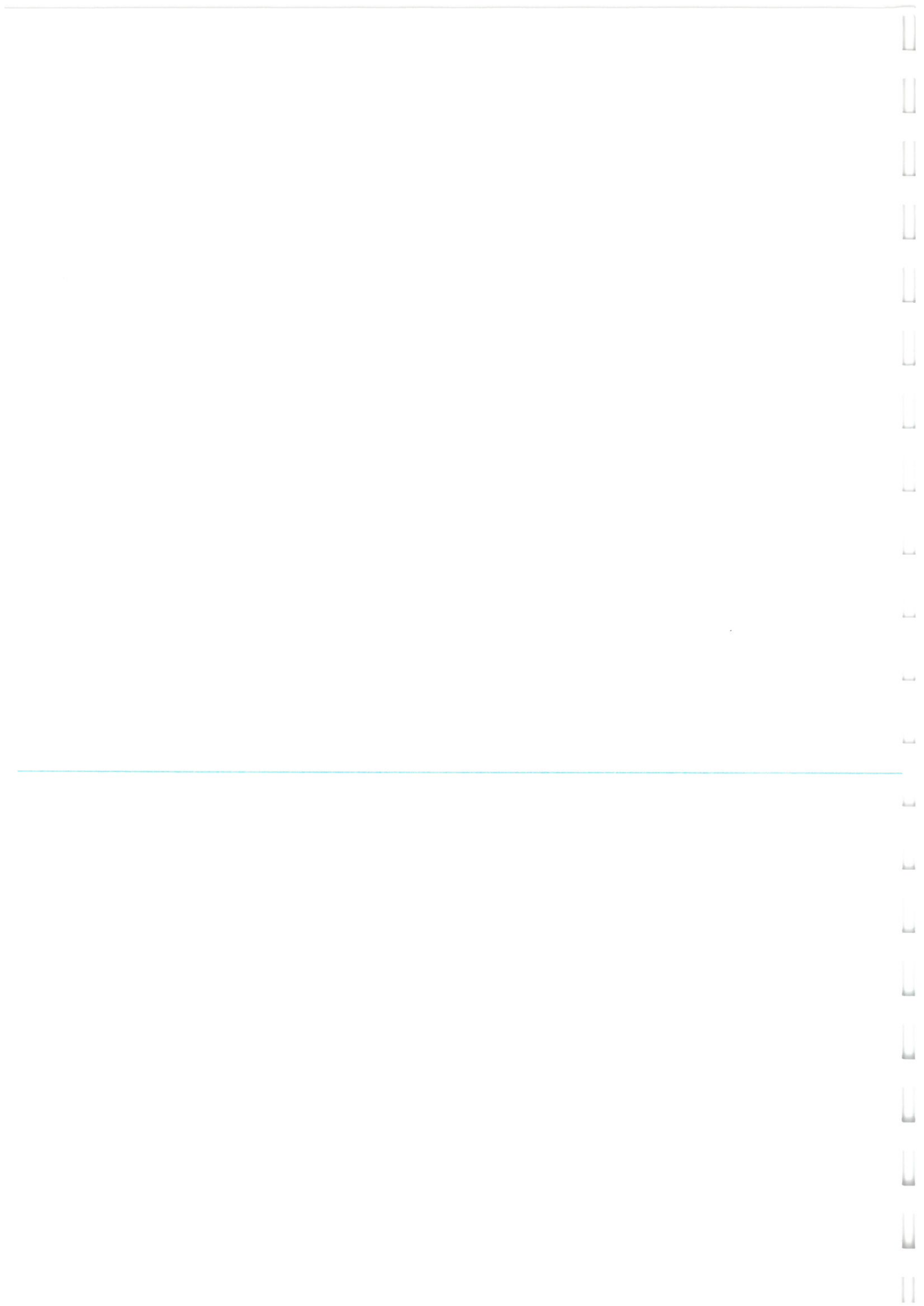
Witness.....

Initialled for and on behalf of the Contractor.....

Witness.....

PRELIMINARY SPECIFICATION

A copy of The Contractors preliminary specification titled 'W. Stirland Limited - Block B Southern Gate Specification' is annexed hereto:





CONTRACTORS PROPOSALS

and

SPECIFICATION

OFFICE DEVELOPMENT

AT

**UNIT B
SOUTHERN GATE**

7th December 2016

PART A - PRELIMINARIES

AO1 INTRODUCTION

In this Specification the following words shall have the following meanings:

“The Code” means the Code of Measuring Practice published jointly by the Royal Institute of Chartered Surveyors and the Incorporated Society of Valuers and Auctioneers, 4th Edition published November 1993.

“The Development” means the construction of a 1no three storey office building with associated external works and constructed in accordance with this specification and scheme drawings.

“NIA” means nett internal area as defined in the RICS Code of Measurement.

“The Site” means the area of land shown edged red on the site plan.

Planning permission number
Application No. CC/12/04769/OUT

AO2 STATUTORY CONSENTS

All the building and external works shall, where applicable be designed and constructed to comply with the relevant parts of all statutory requirements current at the date of the Tender including:

- Town and Country Planning Acts
- Building Regulations
- British Standards, Codes of Practice and BRE Publications, current at the date of Specification
- Health and Safety at Work Act, Management of Health and Safety at Work Regulations 1992
- Construction (Design and Management) Regulations 1994
- Local Authority By-laws
- Drainage Authority requirements
- Water, Gas, Electricity and Telephone Authority requirements

Appropriate certification will be provided upon the Employers reasonable request.

AO3 PROHIBITED MATERIALS

None of the following will be incorporated in the building, or the external works:

- High Alumina Cement in structural elements
- Wood-wool slabs in permanent formwork to concrete or in structural elements.
- Calcium chloride in admixtures for use in reinforced concrete or

pre-stressed concrete.

- Asbestos or asbestos-containing products as defined in the Control of Asbestos at Work Regulations 1987 or any statutory modification or re-enactment thereof.
- Aggregates for use in reinforced concrete which do not comply with British Standard 882: 1983 and aggregates for use in concrete which don't comply with British Standard 8110: 1985 or any later edition or substitute for such standards as applicable at the date of this agreement.
- Calcium silicate bricks and/or tiles used externally.
- Lead (or any materials containing lead) in a form which may be ingested, inhaled or absorbed except (i) where copper alloy fittings containing lead are specifically required in drinking water pipework by any statutory requirement and (ii) lead flashings.
- Urea Formaldehyde Foam or materials which may release Formaldehyde in quantities which may be hazardous with reference to the limits set from time to time by the Health and Safety Executive applicable at the date of this agreement.
- Any substance or method of use which at the time of specification is or may reasonably be suspected to be deleterious to health and safety or to the durability of buildings and/or structures and/or finishes.

AO5 PROGRAMME AND ACCESS

The Client will be provided with a copy of the relevant Contract Programme at least five working days prior to the commencement of the works. The Client will be provided with amended programmes as appropriate throughout the course of the works.

Subject to prior arrangements being made with the Contractor, the Client will have access to the site throughout the contract period. Invitations to attend at project or site meetings will be issued by the Contractor. Site meetings will normally be held on a three weekly basis.

Copies of the minutes of project and site meetings will be issued to the Client.

The Contractor will provide to the Client written notice of the dates of Practical Completion seven days prior to such date to enable the Client to make necessary representations in respect to any outstanding works.

AO6 DESIGN LIFE

The building and external areas are to be constructed to achieve a design life of 25 years. This design life is subject to appropriate maintenance being carried out by the Client in accordance with the material manufactures and other specifications supplied to the Client in the copy of the Health and Safety File.

A07 ENVIRONMENT

The building will encompass design and specification, which with associated Clients procedures, will attract a "Very Good" rating when assessed under BREEAM 2014 for office buildings.

PART B - THE WORKS

B.01 SUB-STRUCTURE

All necessary works will be carried out to provide a sub-structure for the building as generally indicated on the scheme drawings, in accordance with the Consultant Structural Engineer's details.

All excavated material to be removed from site is assumed to be inert.

No allowance has been made for any costs arising from contamination.

No allowance has been made to lower groundwater level or dewatering.

B.02 SUPER-STRUCTURE

B.02.1 Structural Frame

Allowance is made for the provision and erection of a structural frame to carry the loads generated from the building elements. Protective encasements will be provided where necessary to comply with the fire requirements of the current Building Regulations.

The structural framework will be designed in accordance with the Consultant Structural Engineer's design details.

B.02.2 Upper Floors

Allowance is made for the provision of concrete first and second floors to support a superimposed load of 4 Kn/sq m (80lbs/sq ft) exclusive of floor finishes and partitions, for which an additional allowance of 1 Kn/sq m (20 lbs/sq ft) has been made.

The storey height from the finished floor level to the underside of the suspended ceiling on ground, first and second floors will be 2600mm.

B.02.3 Roof

Allowance is made for the provision of a pitched timber and steel roof construction finished with reconstituted slating on battens and breathable felt. The roof will be complete with insulation to comply with the thermal requirements of the current Building Regulations.

Allowance is made for all necessary flashings, polyester powder coated fascias and soffits, ridges, hips, eaves and ridge vents, and all other necessary fittings to complete the roof structure.

B.02.4 Stairs

Allowance is made for the provision of a Precast or in-situ concrete main entrance staircase, complete with necessary handrails and balustrades having a factory applied polyester powder coat finish.

B.02.5 **External Walls**

Allowance is made for external walls of masonry construction, with generally a face brick outer skin, a 50mm minimum clear cavity, insulation and block inner skin. The outer leaf at second floor level from window cill level to soffit will be constructed from blockwork with a through coloured render finish. Feature brick soldier course cills and heads will be provided to all windows and brick panels containing windows will be recessed 10mm from the main wall face.

The wall construction will be complete with all necessary flashings, stainless steel wall ties and damp proof courses and will comply with the thermal requirements of the current Building Regulations.

B.02.6 **Windows and External Doors**

Allowance is made for the provision of aluminium top hung projecting full reversible or tilt and turn windows having a factory applied polyester powder coat finish. All windows will be glazed with clear sealed double glazed units other than toilets which will have obscure glass. Safety glass will be provided where required. All windows will be complete with necessary ironmongery, including security locks. The window design will allow for internal cleaning.

Allowance is made for aluminium curtain walling to the main entrance with a factory applied polyester powder coat finish. The curtain walling will contain opening lights, look-a-like panels to obscure structural elements and a single powder assisted entrance door. Windows and the entrance door will be glazed with clear sealed double glazed units. Safety glass will be provided where required.

The entrance door will be complete with all necessary ironmongery. A postal facility will be provided adjacent to the entrance door.

All door and window openings will be complete with lintels, dpc's etc.

B.02.7 **Internal Partitions**

Allowance is made for the provision of internal block partitions to form the entrance area, the toilet enclosures and boiler room.

Allowance is made for the provision of 3 no. lift shaft formed in Blockwork.

B.02.8 **Internal Doors**

Allowance is made for the provision of internal flush doors with a hardwood veneered finish in softwood frames to all areas indicated on the drawings. The doors will be complete with all necessary lintels, ironmongery and decoration. Fire doors complete with vision panels as required by the Fire Officer and the current Building Regulations.

B.03 INTERNAL FINISHES

B.03.1 Wall Finishes

Allowance is made for all block walls other than the boiler room, meter cupboard and lift shaft to be drylined with plasterboard, with taped and joint finish.

All toilet areas will be finished with full height glazed ceramic wall tiling – colour from standard range – with a single feature tile band in an alternative colour.

Oak skirtings will be provided to all the areas other than toilets, which will have a coved vinyl or lino skirting.

B.03.2 Floor Finishes

Allowance is made for a fully accessible raised access floor to all office and the lobby areas to provide a minimum clear zone of 150mm above the structural slab level.

Allowance is made for a carpet tile finish to all office and lobby areas and to the treads of the main staircase. Toilet areas will be finished with a seam welded sheet vinyl or lino finish.

The main entrance staircase will be provided with slip resistant nosings and a barrier mat will be provided at the main entrance door.

B.03.3 Ceiling Finishes

Allowance is made for a suspended ceiling to all office, entrance, stair and toilet areas being a fibrous tile in an exposed lay-in grid.

B.03.4 Decorations

Allowance is made for all plastered or drylined walls which are not tiled to be finished with one mist and two full coats of emulsion.

Allowance is made for the decoration of all internal softwood timber surfaces with a gloss finish coat – colour from standard range. Hardwood doors will have a factory applied lacquered finish.

B.04 SERVICES

B.04.1 Sanitary Fittings

Allowance is made for the provision of the following sanitary fittings as generally indicated on the scheme drawings and for connecting same to the drainage system:

- a) To all toilets - white glazed vitreous china washdown WC pans with plastic seats and all other necessary fittings.
- b) To all toilets – white vitreous china basins with plug and chain, waste, trap and hot and cold percussion action taps.
- c) To disabled toilets – white glazed vitreous china basin supported on

plastic coated steel wall brackets with plug and chain, waste, trap and hot and cold spray taps. Basin set a height of 750mm above floor level with taps, having lever type operation. Necessary grab rails and other fittings will be provided.

- d) To shower within disabled toilet – shower area with shower tray suitable for disabled use, curtain, thermostatic power shower unit, seat and grab rails as necessary.

B.04.2 **Disposal Installation**

Allowance is made for galvanised external guttering and polyester powder coated square section rainwater pipes of a suitable size to adequately drain the roof areas and for connecting same to the main drainage system.

PVCu soil and ventilating pipes will be provided in the toilet areas and connected to the main drainage system.

ABS or PVCu waste pipes will be provided to connect all the sanitary fittings described in B.04.1 to the main drainage system.

B.04.3 **Water Installation**

Allowance is made for the provision of a suitably sized incoming water supply to serve the direct heating installation, to provide drinking water to the toilet areas and to serve the sanitary fittings previously described.

Hot water will be provided to the toilet and shower area from electric storage type water heaters.

B.04.4 **Ventilation**

Allowance is made for mechanical ventilation to the toilet areas as required by the current Building Regulations. There is no allowance for any mechanical ventilation to any office area.

B.04.5 **Heating Installation**

Allowance is made for a gas fired heating installation serving steel panel radiators with thermostatic valves to all areas to provide the following conditions:

- All office areas: 20 deg C when the outside temperature is -3 deg C.
- Toilets, Main Entrance and Circulation Areas: 18 deg C when the outside temperature is -1 deg C.

B.04.6 **Electrical Installations**

Allowance is made for the provision of recessed fluorescent light fittings to all areas to provide 400 lux at 900mm above floor level to the office areas and 250 lux to all other areas. Office area light fittings will be high frequency and fitted LED light fittings. Toilets will be fitted with recessed downlighters with energy efficient bulbs and will provide a light level of 250 lux.

Allowance is made for the provision of a power distribution facility to

serve floor boxes located in the access floor on a 4m grid commencing 2m in from the external enclosing walls of the office space. Each floor box will contain 2no. 13amp S.S.O. and a data and telephone point. Floor boxes will be served via a system of under floor "plug-in" bus bar power tracks. 13 amp switched socket outlets will be provided to the staircase areas. Electric water heaters will be fully wired, and switched fused spurs will be provided for the future connection of hand driers.

Lighting and power circuits will be served by distribution boards located at each floor level within a service riser as indicated on the scheme drawings.

B.04.7 Protective Installation

Allowance is made for a fire alarm installation to the requirements of the Fire Officer. There is no allowance for any sprinklers, fire extinguishers or other fire equipment, as may be required by the Fire Officer prior to certification of the building.

Allowance is made for the provision of a lightning protection system to the building. There is no allowance for any security system.

B.04.8 Lift and Conveyor Installations

Allowance is made for the installation of 3no eight person passenger lift with controls to satisfy the requirements of the current Building Regulations. The lift will be finished with a vinyl sheet floor, melamine veneered walls, lighting, mirror and grab rail. There is no allowance for any protective curtains.

B.04.9 Communication Installation

There is no allowance for any communication or data installations.
There is no allowance for an electronic door entry system.

B.05.00 FITTINGS AND FURNISHINGS

B.05.01 Allowance is made for the provision of mirrors, coat hooks and toilet roll holders to the toilet areas.

PART C - EXTERNAL WORKS

C.01.1 Car Parking

Allowance is made for the car parking and access road to be constructed in block paving. Pre-cast concrete kerbs and edgings will be provided where necessary. Car parking spaces will be marked out with road lining paint or purpose made blocks.

C.01.2 Drainage

Allowance is made for the provision of a foul water drainage system and for connecting same to the building. We have made no allowance to upgrade or enhance the existing foul drainage system.
We have assumed that the existing foul drainage system has sufficient

capacity to accommodate the new development.

Allowance is made for a surface water drainage system to drain the building and hardstanding areas as indicated on the scheme drawings.

Allowance is made for external areas to be drained using a permeable paving drainage system.

C.01.3 **Services**

Provisional allowance is made for the provision of the following incoming main services and all BWIC with them.

- Electric Service -
- Gas Service -
- Water Service -
- British Telecom - Provision of underground ductwork.

No allowance has been made for the diversion or lowering of any existing services.

Electric and Gas services will be designed to suit the load requirements of the building services.

All services other than the gas supply which will be sited externally to the building will rise up inside the building in a suitable location.

C.01.4 **Gates and Fences**

We have made no allowance for new boundary fencing or gates.

C.01.5 **External Signs, Equipment and Lighting**

Allowance is made for the provision of lighting to the external parking areas to achieve a minimum level of 20 lu via LED light fittings mounted on columns.

Allowance is made for the provision of a bin stores and cycle parking.

C.01.6 **Landscaping**

Allowance is made for the provision of landscaping to the requirements of the Local Authority as indicated on the scheme drawings, by Garden House designs. GHD 2100.

C.017 **Contract**

Advanced Payments -

We will require advanced payments for the provision of services and lift installation.

