

CHICHESTER DISTRICT COUNCIL

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

Agent Details:

Michael Cook Assoc.
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex BN12 4AP

Applicants Details :

3H Ltd
C/o The Music Rooms
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 and plan no. CC/05/01253/FUL as modified by the undermentioned conditions if any submitted to the Council on 13 April 2005 and subject to compliance with the conditions specified hereunder:

- 1) The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2) This permission insofar as it relates to Block B shall be an exclusive alternative to, and not additional to the development granted planning permission under ref. CC/00/02740/FUL dated 25.06.2001

Reason: To accord with the terms of the application and to prevent over development.

- 3) The development hereby approved shall not be carried out otherwise than in complete accordance with the submitted plans and specifications. All aspects of the scheme hereby approved shall be completed before the development is brought into use, unless otherwise agreed in writing with the District Planning Authority.

Reason: To accord with the terms of the application and in the interests of the amenities and character of the area.

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

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

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

Reason: To secure satisfactory development.

- 6) No development shall take place unless and until there has been submitted to and approved by the District 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.

Reason: In the interests of amenity and of the environment of the development.

- 7) 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 District Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development.

- 8) 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.

- 9) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the separator.

Reason: To prevent pollution of the water environment.

- 10) No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system.

Reason: To prevent pollution of the water environment

- 11) 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 District 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.

- 12) 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 in accordance with PPG13.

- 13) Prior to the commencement of the development hereby permitted a comprehensive soil survey shall be carried out to determine the nature and extent of any ground contamination. The results of the survey together with an assessment, shall be submitted to the District Planning Authority together with a scheme to contain, treat or remove any contaminated soil as appropriate. Any such scheme shall be completed and thereafter maintained before the first occupation of any of the buildings.

Reason: In the interests of public safety

- 14) 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.

- 15) 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.

- 16) 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.

- 17) 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.

- 18) 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.

19) There shall be no bonfires on site.

Reason: In the interests of amenity

20) 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.

21) 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

22) The development hereby permitted shall not be commenced unless and until a scheme for protecting the proposed buildings (and their 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 buildings.

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

23) 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.

24) 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.

25) The buildings hereby permitted shall not be occupied unless and until facilities for the recycling of 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

26) 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.

- 27) The building hereby permitted shall not be occupied until space has been laid out as shown on the plans hereby approved by the District Planning Authority for the turning, loading and unloading of vehicles and for the parking of 34 cars and, where applicable, cycle parking and motor cycle parking to the required standard clear of the public highway and such space shall not thereafter be used other than for the purposes for which it is provided.

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

- 28) No development shall take place until the visibility splays at the location of the proposed site vehicular access has been constructed in accordance with the approved site plan and shall thereafter be kept free from obstruction to a height of 600mm.

Reason: In the interests of highway safety.

- 29) 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.

- 30) The development hereby permitted shall not take place unless and until an area for the storage of materials, parking for construction traffic and an appropriate turning area has been provided within the site clear of the public highway in accordance with a detailed construction plan to be submitted to and approved by the District Planning Authority. These areas shall thereafter be retained at all times for their designated use.

Reason: To ensure that adequate space exists for the storage of materials and the provision of parking and turning for construction related traffic.

- 31) INFORMATIVE

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

- 32) 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).

- 33) INFORMATIVE

This decision relates to the following plans: location plan @ 1:1250; 4772/100 B; 4772/101 D.

34) INFORMATIVE

Summary of Reasons for Grant of Permission/Approval

Having considered the relevant policies of the Development Plan which are set out below, the District Planning Authority has concluded that the proposed development will not cause demonstrable harm to the character or appearance of the area or any other interest of planning importance including the Human Rights of interested parties.

Summary of policies relevant to the decision and the conditions imposed

Adopted West Sussex Structure Plan 2001-2016:LOC1, NE5, NE13,CH1, DEV1, DEV3,DEV4, DEV5

Chichester District Local Plan First Review 1999:BE11, TR6, B1, B3

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".

Decision Date : 12 July 2005

Signed:



S. R. Carvell
Head of Development and Building Control Services

N.B IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE BACK OF THIS FORM.