Horsham District Council,
Parkside,
Chart Way,
Horsham,
West6 Sussex
RH12 1RL

3rd December 2024

Our Reference; 30585.

Dear Sir/Madam

Application to discharge part (d) of condition 1 of planning permission DC/20/0569 – Risks associated with contamination.

Background

Horsham Borough Council granted planning permission on 5th May 2020 (ref: DC/20/0569) for the following development at Bailey House, Barttelot Road, Horsham.

Prior approval for the change of use of offices (class B1(a)) to 15 apartments (class C3) at Bailey House, 4 - 10 Barttelot Road, Horsham, West Sussex. Further to the above prior notification which was received on 19 March 2020, I am writing to confirm that prior approval is required and granted. The proposal can now proceed subject to the following conditions:

Two conditions applied to the approved planning on the development. This submission relates to condition 1 part (d) only (Risks associated with contamination).

This application

Notice of approval of details reserved by condition 1 to approved application DC/20/0569 (Parts a-c only) was granted on 11th May 2021 with the following note;

Notes to Applicant:
The applicant / agent is advised that details relating to Condition 1, Part (d) will need to be submitted separately once the asbestos containing material has been identified and removed from the building. Verification reports will need to be submitted to the Local Planning Authority to confirm these details.

FSL hereby applies to discharge part (d) of condition 1 (Risks associated with contamination) of the detailed aspect of permission DC/20/0569.

The condition wording is as follows:

Condition 1 (Risk of Contamination): Submitted 4/3/2021, approved (a-c) on 11/5/2021.

No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:
(a) A preliminary risk assessment which has identified: - all previous uses - potential contaminants associated with those uses - a conceptual model of the site indicating sources, pathways and receptors - Potentially unacceptable risks arising from contamination at the site. The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.
(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required. The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority. Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is appropriately addressed.

Item (d) is now complete with verification and is hereby submitted for clearance.

FSL enclose evidence that the condition has been satisfied. The only materials identified at planning stage and found during the construction phase related to non-notifiable asbestos contained in roof tiles and roof sheets. These materials were removed by approved contractors and waste handled by registered licence holders.

Other conditions

One other condition for the Prior Approval applied. The submission status of this is as follows.

Pre-occupation Condition: Prior to the first occupation of any part of the development hereby permitted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times. Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Work relating to condition 2 is now complete with verification and has been submitted for clearance.

We trust that the submitted information is acceptable to discharge condition 1 part (d) of the detailed aspect of planning permission ref: DC/20/0569, and we look forward to hearing from you. If you have any queries or require additional information, please contact me.

Yours sincerely,



Steve Coull

Director.

FSL Group Limited
M4 Millennium Centre
Crosby Way
Farnham Surrey
GU9 7XX

T 01252 745 200
E info@fsl-group.co.uk
W www.fsl-group.co.uk

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