ADUR DISTRICT COUNCIL

Julia Mitchell
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NON-MATERIAL AMENDMENT

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING ACT 1990 (as amended): Section 96A

APPLICATION NUMBER: AWDM/2025/22

Details of Development
APPLICATION FOR A NON-MATERIAL AMENDMENT OF PREVIOUSLY APPROVED AWDM/1272/21. AMENDMENT TO ALLOW DEMOLITION TO OCCUR PRIOR TO THE CONDITIONS 3, 4, 8 AND 15 BEING DISCHARGED.

Location of Development
LAND BETWEEN 38 AND 40 AND SOUTH OF 32 TO 44 ST GILES CLOSE SHOREHAM-BY-SEA WEST SUSSEX

I refer you to your application of 22nd December 2022 to amend the development as described above.

In pursuance of the Council's powers under the above-mentioned Act, I hereby notify you that the Council APPROVE the non-material amendment in accordance with the application and accompanying plans.

Please note that the existing planning permission AWDM/1272/21 still stands and that the conditions imposed upon it continue to apply to the development except that the wording for conditions 3, 4, 8 and 15 are amended as follows:

03. Development shall not commence, aside from demolition, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the

agreed details and the details so agreed shall be maintained in good working order in perpetuity.

04. Development shall not commence, aside from demolition, until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

08. Other than demolition, the developer must agree with Southern Water prior to commencement of the development, the measures to be taken to protect the public sewers.

15. No development shall take place, aside from demolition, 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 and they shall thereafter be retained permanently.

G Peck

Gary Peck
Planning Services Manager

13/01/2023