ADUR DISTRICT COUNCIL

Liam Russell
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United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1575/21

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 3 NOISE PROTECTION; CONDITION 8 BOUNDARY TREATMENT; CONDITION 10 FOUL AND SURFACE WATER DRAINAGE; CONDITION 11 SUDS MAINTENANCE AND CONDITION 12 AIR QUALITY MITIGATION OF APPLICATION AWDM/0954/18

Location of Development

LAND AT FORMER SITE OF 11 AND 17 TO 27 ALBION STREET SOUTHWICK WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
10/11/2021

SCHEDULE

Approved Date - 10/11/2021

3 No development above slab level shall take place until a scheme for protecting the proposed noise sensitive development from noise and vibration from the road, railway and garage has been submitted to and approved by the local planning authority. The scheme should also include a strategy to prevent overheating. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. Following approval and completion of the scheme, tests shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Approved Date - 10/11/2021

8 No development above slab level shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the use hereby permitted is commenced [or the building(s) is/are occupied] [or in accordance with a timetable to be approved in writing by the Local Planning Authority]. Thereafter the approved boundary treatment shall be retained permanently.

Reason: *In the interests of visual amenity and having regard to policy 15 of the Adur Local Plan.*

Approved Date - 10/11/2021

10 No development above slab level shall commence until finalised detailed foul and surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 1 in 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event, as evidenced by physical infiltration tests to be carried out on site. The scheme shall subsequently be implemented in accordance with the approved designs and completed prior to first occupation of the flats.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

Approved Date - 10/11/2021

11 No development above slab level shall commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs.

Reason: *To ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

Approved Date - 10/11/2021

12 No development above slab level shall commence unless and until details of all operational phase air quality mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The mitigation shall be equal to a value of £15,889.20 as identified in the emissions mitigation assessment contained within Chapter 8 of the Air Quality Assessment dated August 2018 and provided as part of the application.

Reason: *In order to mitigate against the emissions generated by the development having regard to policy 34 of the Adur Local Plan.*

Plans Referred to in Consideration of this application:

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
NOISE ASSESSMENT	February 2021	18.08.2021
TM 59 OVERHEATING RISK ASSESSMENT	P02 June 2021	18.08.2021
LANDSCAPE PLAN	3176-LRA-B-ZZ-DR-A-0110	18.08.2021
SETTING OUT	WG1286 - 211P1	18.08.2021
IMPERMEABLE AREAS	WG1286 - 100I1	08.11.2021
LEVELS LAYOUT	WG1286 - 202P2	08.11.2021
SURFACE FINISHES	WG1286 - 221P1	08.11.2021
DRAINAGE DETAILS (1of2)	WG1286 - 250P1	08.11.2021
CONSTRUCTION DETAILS	WG1286 - 260P1	08.11.2021

Ref: AWDM/1575/21

Reference/Drawing Number	Version	Date Rec
DRAINAGE MAINTENANCE SCHEDULE	WG1286 - Rev B	08.11.2021
DRAINAGE LAYOUT	WG1286/201 Rev C2	10.11.2021
DRAINAGE DETAILS (SHEET 2 OF 2)	WG1286/251 Rev C1	10.11.2021

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