ADUR DISTRICT COUNCIL

Mr Craig Boddington
ECE Architecture Limited
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0127/21

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 5 (HARD AND SOFT LANDSCAPING); 6 (SURFACE WATER DRAINAGE); 11 (MATERIALS) AND 12 (BOUNDARY TREATMENTS) OF PREVIOUSLY APPROVED AWDM/1371/20.

Location of Development
ADUR DOCK 104 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
22/03/2021

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 22/03/2021

5 No works or development above ground level shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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 visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

Approved Date - 22/03/2021

6 No development, other than demolition and site clearance, shall commence until full details of the proposed means of foul and surface water sewerage disposal, including details of permeable paving, have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The building shall not be occupied until the agreed foul and surface water disposal details have been implemented and the details so agreed shall be maintained in good working order in perpetuity

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

Approved Date - 22/03/2021

11 No development above ground level shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

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

Approved Date - 22/03/2021

12 No development above ground 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 building is occupied. 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.*

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
DRAINAGE LAYOUT	58108/10 Rev D	18.03.2021
DRAINAGE DETAILS	58108/11 Rev A	18.03.2021
PROPOSED SITE PLAN	PL-10 REV A	28.01.2021
MATERIALS SCHEDULE	P1	28.01.2021
PLANT LIST FOR CAFE		28.01.2021
PLANTER DESIGN		28.01.2021