ADUR DISTRICT COUNCIL

Michelle Nolan
WN Developments Ltd.
13 College Road,
Bedford
Bedford
MK42 9PL
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0455/21

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 11 (LANDSCAPING) OF PERMISSION REFERENCE AWDM/0501/12.

Location of Development
MARINER POINT 83 BRIGHTON ROAD SHOREHAM-BY-SEA 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.

GPeck

Gary Peck
Planning Services Manager
17/01/2024

SCHEDULE

Approved Date - 17/01/2024

11 No development (except enabling works) shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. This shall include the planting of replacement trees along the A259 frontage, such trees being 5m-6m high and 18cm-20cm trunk girth at the time of planting. 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 Local Planning Authority gives written consent to any variation. For the purposes of this condition, "Enabling Works" shall mean operations comprising site assessment and remediation, archaeological investigation, demolition, site clearance and preparation, diversion and laying of services, the erection of fences and hoardings and the construction of temporary accesses or service roads.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

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
LANDSCAPE MASTER PLAN	22204-1-101 Rev C	02.05.2023
LANDSCAPE DESIGN REPORT	22204-2-D01-revC	02.05.2023

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