dowsettmayhew
Planning Partnership

Planning Department
Adur District Council
Development Management
Economy Directorate
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

63a Ship Street
Brighton
BN1 1AE

☏ 01273 621806
Email sarah.sheath@dowsettmayhew.com
URL www.dowsettmayhew.com

5 June 2018

Dear Sirs

RE: DISCHARGE OF CONDITIONS RELATING TO PLANNING APPROVAL AWDM/0091/17 - MINOR MATERIAL AMENDMENT TO AWDM/0606/15 FOR SITE LAYOUT HEIGHT AND APPEARANCE OF BUILDING:- DEMOLITION OF EXISTING GARAGE BLOCK AND CONSTRUCTION OF 4 NO. GARAGES AND 1 NO. STUDIO UNIT AND COMMUNAL COMMON ROOM AND KITCHEN AREA ON GROUND FLOOR WITH AN ADDITIONAL 5 NO. STUDIO UNITS AT FIRST FLOOR (6 NO. UNITS IN TOTAL) FOR STUDENT ACCOMMODATION; CYCLE AND REFUSE STORAGE AT BRITANNIA HOUSE, HIGH STREET, SHOREHAM-BY-SEA, WEST SUSSEX.

I write on behalf of my client, Riverside Living Ltd, and with respect to the grant of planning permission for the demolition of the existing garage block and the construction of 6 studio units at Britannia House, High Street, Shoreham. The approval was issued in a Decision Notice dated 23rd March 2017 (application ref: AWDM/0091/17).

For and on behalf of my client, I now submit an application for approval of details reserved by conditions, specifically in relation to condition 3 (contaminated land), 5 (drainage), 7 (materials) and 8 (temporary parking, plant etc.).

In addition to this letter and the requisite application forms, the Discharge of Conditions application is supported by:

- Combined Geotechnical and Ground Contamination Risk Assessment (Report no. R18-12694) by Ashdown Site Investigation Limited dated February 2018
- Ground Gas Risk Assessment (Report R18-12694/gra) by Ashdown Site Investigation Limited dated April 2018
- Site plan showing drainage layout (Dwg. no. 18080/100 Rev D)
- Plan overlay with Sub Scan (Dwg. no. P-54-14)
- Manufacture (Revised) Drawing 19-12-2017 (Dwg. no. Cont 67 Rev A)
- SPW600/e casement window system - Technical information

Condition 3 of the consent states:

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) 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; and*
- *potentially unacceptable risks arising from contamination at the site.*

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety.*

Submitted for consideration is a “Combined Geotechnical and Ground Contamination Risk Assessment” which confirms that the ground investigation carried out has not identified any of the potential contaminants within the underlying soils at concentrations considered to pose an unacceptable risk to either end users or controlled waters. The addendum gas risk assessment also submitted for consideration confirms that in the absence of any significant risk from ground gases, no complete pollutant linkages are considered to be present at the site and therefore no further risk assessment is deemed necessary.

Condition 5 of the consent states:

No development shall be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority and the dwelling shall not be occupied prior to completion of the works.

Reason: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place and to ensure that the development is adequately drained.*

Drawing no. 18080/100 Rev D sets out the proposed drainage arrangements for the approved scheme.

Condition 7 of the consent states:

No development 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 saved policy AH2 of the Adur District Local Plan.*

The following schedule of materials and finishes is submitted for consideration:

Doors and Windows:	SPW600/e from Senior Aluminium Systems - Coated Aluminium Colour RAL 7031
Walls Brick Slips:	Wetheby WBS Epsibrick. Colour - Terramar. Natural coloured mortar
Walls Render:	Thin Coat Silicone Render. Colour - Sto Ref light Grey 16293
Walls Brick:	Weinberger Tercus. Colour - Pagus Grey
Roof:	Danosa Single Ply Membrane Colour Dark Grey

Manufacturer's fabrication drawings and a product brochure in relation to the windows and doors are provided for information.

Condition 8 of the consent states:

No construction work shall be carried out on site unless and until provision has been made in accordance with details approved by the Local Planning Authority for temporary parking and loading/unloading of all contractors' vehicles, and for contractors' buildings, plant, and stacks of materials. Such provision shall be retained and used for the purpose specified in the approved details throughout the period of work on the site with all vehicles, plant and materials kept within the areas so approved.

Reason: *In the interests of highway safety and amenity.*

The project is to be constructed using pre-manufactured modular units. This, offsite, production is based in a factory in Newhaven which has ample parking for the craftsman involved in their production. The small amount of parking required on site is to be accommodated by the hire of 2 no. parking bays adjacent to the site currently within the ownership of Britannia House throughout the duration of the construction programme. A contract is already in place and the location of the agreed parking spaces is shown on Dwg. no. P-54-14.

I trust the submitted information is sufficient in order to receive a positive determination as soon as possible. However if you require any further information please do not hesitate to contact me.

Yours sincerely

Sarah Sheath BSc (Hons) DipTP RTPI
Senior Planner