ADUR DISTRICT COUNCIL

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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/2022/22

Details of Development
APPLICATION FOR A NON-MATERIAL AMENDMENT TO PREVIOUSLY APPROVED AWDM/1247/21. AMENDMENT: TO ALLOW DEMOLITION TO OCCUR PRIOR TO CONDITIONS 4, 5, 9 AND 11 BEING DISCHARGED.

Location of Development
GARAGE COMPOUND 1 TO 20 GARDNER ROAD SOUTHWICK 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 still stands and that the conditions imposed upon it continue to apply to the development except that the wording of conditions 4, 5, 9 and 11 are amended as follows:

04. No development, aside from demolition, site clearance, and site set up, 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 buildings are occupied. Thereafter the approved boundary treatment shall be retained permanently

05. No works or development, aside from demolition, site clearance, and site set up, 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

09. Development shall not commence, other than works of site survey and investigation, and demolition, site clearance, and site set up, 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

11. No development, aside from demolition, site clearance, and site set up, shall take place until details of the proposed foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority in consultation with Southern Water and the dwellings shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.



Gary Peck
Planning Services Manager

10/01/2023