ADUR DISTRICT COUNCIL

Mr Rob Meynell
JDRM Architects
Studio 8, Beaconsfield Studios
25 Ditchling Rise
Brighton
BN1 4QL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0254/23

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 5 (LANDSCAPING), 6 (MATERIALS) & 13 (CMP) OF PREVIOUSLY APPROVED AWDM/1004/21.

Location of Development
80 BROOK WAY LANCING WEST SUSSEX BN15 8DH

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
15/03/2023

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 - 14/03/2023

5 No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls 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 - 14/03/2023

6 No works or development 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 - 14/03/2023

13 No development shall commence unless and until a construction/demolition management plan (including storage of construction materials /equipment/ parking/disposal of waste and surplus materials and dust suppression scheme) has been submitted to and agreed by the Local Planning Authority. The construction /demolition shall not be carried out other than in full accordance with any such approval.

Reason: *In the interests of highway safety and to minimise harm to residential amenity having regard to policies 15, 31, 34 and 35 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
PROPOSED & EXISTING CONSTRUCTION SITE SET UP	2185(11)1000 REV A	17.02.2023
PROPOSED LANDSCAPING PLANS	2185(21)1000 REV A	17.02.2023
COVER LETTER RE: MATERIALS		17.02.2023

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