ADUR DISTRICT COUNCIL

Richard Abraham
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110 Wickham Road
Fareham
PO16 7JH

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0662/22

Details of Development

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (PHASING PLAN - AMENDED VERSION); 5 (RIVER WALL WORKS), 25 (DRAINAGE 1), 26 (DRAINAGE 2), 28(DRAINAGE MANAGEMENT), 29 (REMEDIATION AND GROUNDWATER), 32 (PILING WORKS AND CONTAMINATION); ALSO PARTIAL APPROVAL OF CONDITION 6 (A) (MATERIALS) OF PLANNING PERMISSION AWDM/0511/21.
ALSO CONFIRMATION OF APPROVAL OF CONDITIONS 4, 43, 45 OF PERMISSION AWDM/0204/20, PREVIOUSLY APPROVED UNDER REFERENCE AWDM/0586/21 AS APPROVED FOR THE PURPOSES OF CONDITIONS 4, 43, 45 OF PERMISSION AWDM/0511/21.

Location of Development

KINGSTON WHARF 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.

G Peck

Gary Peck
Planning Services Manager
06/04/2023

SCHEDULE

Approved Date - 23/03/2023

5 Prior to commencement of works to replace or improve the river wall and/or sheet piling, full details shall be submitted to and approved in writing by the Local Planning Authority, which includes the following:

i. riverside retaining walls and associated cappings and railings, engineering details and cross-sections and details of external appearance and finishes,

ii. the inter-relationship between the riverside retaining wall, new riverside path and site drainage, and

iii. measures to be taken to minimise and manage risk of contamination, (including risks to human health and the water environment), noise and dust

The details thereby approved shall be fully adhered to in the undertaking of the respective Enabling Works.

Reason: *To ensure that the proposed development is satisfactorily provided with required infrastructure including riverside defences, pathway and drainage, to ensure an appropriate and high quality appearance and to manage existing site contamination to prevent harm to human health and to protect the water environment including groundwater and the River Adur, and to manage impacts of noise, vibration and dust in accordance with Policies 15, 18, 29 & 34 of the Adur Local Plan 2017, Policies SH6 & SH7 of the Shoreham Harbour Joint Area Action Plan 2019 and paras 170, 178 - 180 of the National Planning Policy Framework 2019.*

Approved Date - 06/04/2023 PARTIAL APPROVAL OF 6(a) ONLY

6 With the exception of Enabling Works and works within an individual phase to create the parts of the ground floor slabs and bases of garden podiums which are not to be externally visible, works above ground level shall not take place until the following details for that phase have been submitted to and approved in writing by the Local Planning Authority and all development of that phase pursuant to this permission shall be carried out and permanently maintained in full accordance with details thereby approved:

Reason: *In the interests of visual amenity, to ensure a high quality appearance and character of development in accordance with policies 15 of the Adur Local Plan 2017 and SH9 of the Shoreham Harbour Joint Area Action Plan 2019.*

Approved Date - 23/03/2023

25 No works except Enabling Works shall take place until details of the proposed means of foul and surface water sewerage disposal including a timetable for its provision and assessment of pollution risks with any measures necessary for its control or mitigation, have been submitted to, and approved in writing, by the Local Planning Authority in consultation with Southern Water. The development will then be carried out to comply with the agreed details and timetable.

Reason: *To ensure that the proposed development is satisfactorily drained in accordance with Policy 36 of the Adur Local Plan 2017, SH6 of the Shoreham Harbour Joint Area Action Plan 2019 and paras 163-165 of the National Planning Policy Framework, 2019.*

Approved Date - 23/03/2023

26 Development with the exception of enabling works, shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

i. Drainage designs which 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.

ii. An assessment of any pollution risks, including risks to controlled waters with measures for control and mitigation of these risks.

iii. 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 and to ensure that design adequately accounts for de-stabilising buoyancy forces

The development shall be implemented in full accordance with these details and the drainage system shall be maintained in good working order in perpetuity.

Reason: *To ensure that the proposed development is satisfactorily drained and managed in accordance with Policy 36 of the Adur Local Plan 2017, SH6 of the Shoreham Harbour Joint Area Action Plan 2019 and paras 163-165 of the National Planning Policy Framework, 2019.*

Approved Date - 23/03/2023

28 i) With exception of Enabling Works Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life.

ii) Upon completed construction of any phase of the surface water drainage system, the owner or management company shall permanently strictly adhere to and implement the recommendations contained within the manual.

Reason: *To ensure that the proposed development is satisfactorily drained and managed in accordance with Policy 36 of the Adur Local Plan 2017, SH6 of the Shoreham Harbour Joint Area Action Plan 2019 and paras 163-165 of the National Planning Policy Framework, 2019.*

Approved Date - 23/03/2023

29 Unless otherwise approved in writing by the Local Planning Authority all works (including enabling works) shall be carried out in accordance with the scheme of contamination remediation contained in the following documents:

Remediation Method Statement - Residential Development Area (Report A11243/5.0 - A10720/RMS/3.0 Revised)),
Remediation Method statement - Commercial Development Area Report (A11243/6.0 - A10720/5.1 Revised))
Tier II Supplementary Waters Risk Assessment (Reference A11243v4.0 - A1072v4.0 Revised))
Report A11243v2.0 - Kingston Wharf Phase I-II Ground Investigation Report.
Report A11243v3.1.0 - Kingston Wharf Phase II-III - Supplementary Site Assessment

(all documents above by Omnia Environmental Consulting January 2020),

but subject to the prior submission to and approval in writing by the Local Planning Authority of an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

The scheme of contamination remediation shall be fully implemented as approved. Any changes to these components shall only be made with the prior written approval of the Local Planning Authority.

Reason: *To manage existing site contamination to prevent harm to human health and to protect the water environment including groundwater and the River Adur, in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2019, Policy 34 of the Adur Local Plan 2017 and Policies SH6 & SH7 of the Shoreham Harbour Joint Area Action Plan 2019.*

Approved Date - 23/03/2023

32 With the exception of any Enabling Works and unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until details of any foundation design using piling or penetrative methods have been submitted and approved in writing by the Local Planning Authority including information to show that there is no resultant unacceptable risk to the water environment, including groundwater and the River Adur. The development shall be carried out in accordance with the approved details.

Reason: *To manage existing site contamination to prevent harm to human health and to protect the water environment including groundwater and the River Adur, because piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, mobilising contamination, drilling through different aquifers and creating preferential pathways. This is required in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2019, Policy 34 of the Adur Local Plan 2017 and Policies SH6 & SH7 of the Shoreham Harbour Joint Area Action Plan 2019.*

Informatives / Notes to Applicant

01. **Confirmation of Previously Approved Details - Conditions 4, 43 and 45 of AWDM/0204/20 and AWDM/0511/21**

For the avoidance of doubt, the applicant is advised that this notice of approval confirms that the previously approval of details in respect of conditions 4, 43, 45 of permission AWDM/0204/20, (as approved under reference AWDM/0586/21 on 8th April 2022), also constitute approved details under conditions 4, 43, 45 of the Variation Planning Permission AWDM/0511/21.

Accordingly, the approved documents referred to in the decision notice AWDM/0586/21 on 8th April 2022, are also included in this notice of approval.

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
CONSTRUCTION PHASE PLAN - demolition and clearance work	0869 Issue One PMC Ltd.	31.03.2021
LOGISTICS PLAN	PL200 P2 Logistics Plan	15.10.2021
CENTRAL LTHW PLANT ROOM LAYOUT	A6370-017-M08	31.08.2021
CONDITION 33 - Brief Description Central Plant		31.08.2021
PROPOSED SITE PLAN (Phasing Plan 1)	20086-HGP-PL-200 REV P6	03.02.2023
PROPOSED SITE PLAN (Phasing Plan 2	20086-HGP-PL-200 REV P6	03.02.2023

Reference/Drawing Number	Version	Date Rec
PROPOSED SITE PLAN (Phasing Plan 3	20086-HGP-PL-200 REV P6	03.02.2023
PROPOSED SITE PLAN (Phasing Plan 4	20086-HGP-PL-200 REV P5	03.02.2023
DRAINAGE DETAILS (SHEET 2 OF 3)	DR-C-9201 REV P5	15.11.2022
RESPONSE TO PLANNING CONDITION 5 - RIVER WALL. March 2022	12276-HOP-XX-S-RP-5005	19.04.2022
RESPONSE TO PLANNING CONDITION 32 - PILING WORKS & CONTAMINATION - March 2022	12276-HOP-XX-S-RP-5006	19.04.2022
BASEMENT DETAILS SHEET 9	A-6009 Rev P2	19.04.2022
REMEDIATION METHOD STATEMENT - Appendix December 2019	(C476PMCRMS) REV 1	31.03.2021
EMPLOYMENT & SKILLS PLAN	Revised October 2021	12.10.2021
REMEDIATION METHOD STATEMENT	C476.PMC-RMS REV 1	19.04.2022
RIVER WALL REPLACEMENT WORKS METHOD STATEMENT	Blanchard Wells Ltd.	07.04.2021
CONSTRUCTION NOISE ASSESSMENT - 7th Wave	1156.001M.2.NA	12.08.2021
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN	REV A	15.10.2021
PILING RISK ASSESSMENT	A11514V2.0	19.04.2022
RESIDENTIAL SITE DRAINAGE PLAN 1 OF 2	DR-C-0502 REV P9	05.07.2022
RESIDENTIAL SITE DRAINAGE PLAN 2 OF 2	DR-C-0503 REV P9	05.07.2022
DRAINAGE DETAILS 1 OF 4	DR-C-9200 REV P3	05.07.2022
DRAINAGE DETAILS 3 OF 4	DR-C-9202 REV P3	05.07.2022
DRAINAGE DETAILS 4 OF 4	DR-C-9203 REV P2	05.07.2022
BLOCK A LEVEL 01 MECHANICAL SERVICES	M08	05.07.2022
BLOCK B/C LEVEL 01 MECHANICAL SERVICES	M09 REV C	05.07.2022
EXTERNAL DRAINAGE MAINTENANCE MANUAL JUNE 2022	12276/07/HOP/RPT/01	27.07.2022
DRAINAGE MAINTENANCE SCHEDULE v3	12276-07-DMS	27.07.2022
COMMERCIAL SITE DRAINAGE PLAN	DR-C-0501 P8	27.07.2022

Materials:
Block A
Ibstock Surrey Russet with Ibstock Brunswick Farmhouse mixture recessed banding
Metal cladding Panels - grey RAL colour 7016
Grey standing seam metal cladding - Colour grey RAL colour 9304

Block B
Ibstock Hardwicke Sherwood Blaze with Ibstock Brunswick Farmhouse mixture recessed banding
Metal cladding Panels - grey RAL colour 7016
Grey standing seam metal cladding - Colour grey RAL colour 9304

Block C
Ibstock Surrey Red Multi with Ibstock Brunswick Farmhouse mixture recessed banding
Metal cladding Panels - grey RAL colour 7016
Grey standing seam metal cladding - Colour grey RAL colour 9304

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