ADUR DISTRICT COUNCIL

Ms Linda Turner
Inature Architecture and Design
52 Compton Avenue
Brighton
BN1 3PS
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0077/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (DRAINAGE) AND 9 (CONSTRUCTION MANAGEMENT PLAN) OF AWDM/1394/21.

Location of Development
44 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8ET

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
09/06/2023

SCHEDULE

Approved Date - 09/06/2023

3 Notwithstanding the details shown on the proposed site plan, development 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 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.

Reason: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place, in compliance with policies 29, 35 and 36 of the Adur Local Plan.*

Approved Date - 09/06/2023

9 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

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
SURFACE WATER DRAINAGE STRATEGY	MC0096 P1	09.02.2023
CONSTRUCTION PHASE HEALTH & SAFETY PLAN		15.05.2023
PROPOSED SITE PLAN WITH HOUSE	2760-002 E	16.05.2023

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