ADUR DISTRICT COUNCIL

Mr Tim Clapham
Grand Avenue Developments Ltd
15-17 Middle Street
Brighton
BN1 1AL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0388/20

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 3 CONSTRUCTION METHOD STATEMENT; CONDITION 5 SCHEDULE OF MATERIALS; CONDITION 6 SURFACE WATER DRAINAGE OF APPLICATION NUMBER AWDM/1896/19.

Location of Development
LAND SOUTH OF 107A GARDNER ROAD SOUTHWICK 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.

GPeck

Gary Peck
Planning Services Manager
24/04/2020

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 - 22/04/2020

3 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 15, 28 and 34 of the Adur Local Plan.*

Approved Date - 22/04/2020

5 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 policy 15 of the Adur Local Plan.*

Approved Date - 22/04/2020

6 The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all surface water 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.

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 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
SCHEDULE OF MATERIALS		27.02.2020
DRAINAGE DETAILS	1105-06	27.02.2020
DRAINAGE REPORT		06.04.2020
CONSTRUCTION METHOD STATEMENT		22.04.2020

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