ADUR DISTRICT COUNCIL

Mrs Charlotte Smith
Cityzen
Maritime House
Basin Road North
Brighton And Hove
BN41 1WR

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0014/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 03 (MATERIALS), 10 (CONTAMINATED LAND) AND 12 (DUST PROTECTION) OF PREVIOUSLY APPROVED AWDM/1247/21.

Location of Development
GARAGE COMPOUND 1 TO 20 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
09/02/2023

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 - 09/02/2023

3 No development above slab level 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 roofs of the proposed buildings 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 - 09/02/2023 (PARTIALLY APPROVED – VERIFICATION REPORT STILL REQUIRED FOR FULL APPROVAL)

10 Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the additional gas monitoring and remedial works shall be carried out in full accordance with the recommendations of the Combined Geotechnical, Ground Contamination Risk Assessment And Remediation Strategy Report (Ref: R14670 Dated 19th March 2021) and all works which form part of the approved scheme shall be completed before the permitted dwelling is occupied.

A Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

Approved Date - 09/02/2023

12 Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.

Reason: *In the interests of residential amenity having regard to policy 34 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
MATERIALS SCHEDULE	SH-A-5199	04.01.2023
DUST CONTROL		04.01.2023
GAS RISK ASSESSMENT	R15256	04.01.2023