ADUR DISTRICT COUNCIL

Mr Toby Richardson
Deacon and Richardson Architects
253 Ditchling Road
Brighton
BN1 6JD

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0883/21

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 3 (DRAINAGE), 4 (MATERIALS), 5 (CONSTRUCTION METHOD STATEMENT) AND 9 (BIKE STORE) OF AWDM/0752/19

Location of Development
233 HARBOUR WAY SHOREHAM-BY-SEA WEST SUSSEX BN43 5HZ

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
22/07/2021

SCHEDULE

Approved Date - 22/07/2021

3 No development shall be commenced until full details of the means of disposal of surface water has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the approved details before the development is occupied.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

Approved Date - 22/07/2021

4 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 - 22/07/2021

5 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.*

Approved Date - 22/07/2021

9 No dwelling shall be occupied until covered and secure cycle parking spaces have been provided within the curtilage of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such approved cycle facilities shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and having regard to policy 28 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
CALCULATIONS	8278 May 2021	28.05.2021
GROUND & FIRST FLOOR PLANS SHOWING STRUCTURE OVER	8278/SK01	28.05.2021
GROUND FLOOR PLAN SHOWING FOUNDATIONS UNDER	8278/SK02 Rev A	28.05.2021
SITE PLAN SHOWING BELOW GROUND DRAINAGE	8278/SK03 Rev C	28.05.2021
TYPICAL DRAINAGE DETAILS	8278/SK04	28.05.2021
TYPICAL DETAILS SHEET 1 of 2	8278/SK05	28.05.2021
TYPICAL DETAILS SHEET 2 of 2	8278/SK06	28.05.2021
GROUND FLOOR LOCATION OF CYCLE STORAGE	3594.PL.01 Rev A	08.07.2021
INDICATIVE SITE LAYOUT PLAN	3594.PL.10	08.07.2021
EMAIL FROM ANDY NEVILLE – NO BURNING ON SITE		01.06.2021
PLANNING COVERING STATEMENT	3594.PCS.01	12.05.2021
FILTRATION CALCULATIONS		12.05.2021
MATERIAL DETAILS SCHEDULE	3594.MD.01	12.05.2021
CONSTRUCTION METHOD STATEMENT	May 2021	12.05.2021
BIKE STORAGE BROCHURE		12.05.2021

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