WORTHING BOROUGH COUNCIL

Stickland Wright Ltd
23 Vine Street
Brighton
BN1 4AG

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0245/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 2 (CYCLE STORAGE), 3 (BINS STORAGE), 4 (NOISE INSULATION SCHEME) AND 6 (SITE SET-UP) OF APPLICATION NOTICE/0011/23.

Location of Development
148 - 152 MONTAGUE STREET WORTHING WEST SUSSEX BN11 3HH

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
17/05/2024

Worthing Borough 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 - 17/05/2024

2 Works to implement the development shall not commence until precise details of the proposed secure, covered cycle storage provision to serve the development has been submitted to and approved in writing by the Local Planning Authority. Such provision as has been agreed shall be implemented prior to first occupation of any dwelling and 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 policy DM15 of the Worthing Local Plan.*

Approved Date - 17/05/2024

3 Works to implement the development shall not commence until precise details of the proposed provision on the site for storage of refuse/re-cycling bins to serve the development has been submitted to and approved in writing by the Local Planning Authority. Such provision as has been agreed shall be implemented prior to first occupation of any dwelling and shall thereafter be retained permanently on the site solely for such purposes.

Reason: *To avoid undue congestion of the site and consequent obstruction to access.*

Approved Date - 17/05/2024

4 Works for implementing the development shall not commence until precise details of the proposed sound reduction and ventilation measures based on the mitigation strategy detailed in the submitted Noise Assessment by Acoustic SE J3616 Issue 1 necessary to protect the proposed noise sensitive development from internal and external commercial noise and to prevent overheating have been submitted to and approved in writing by the local planning authority. The scheme shall achieve the sound reduction levels specified in the submitted Assessment and shall include full details of proposed double glazing specification, details of the noise insulation scheme between the ground-floor ceiling/first-floor including any necessary treatment of the internal flanking walls, and design details of the proposed MVHR system (including the position of all duct locations). The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts. Following approval of the scheme and prior to first occupation of any dwelling unit, a test shall be undertaken and the results submitted to the local planning authority to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.

Reason: *To protect future occupiers from noise disturbance in accordance with The National Planning Policy Framework and Worthing Local Plan Policy DM22 and the Planning Noise Advice Document Sussex.*

Approved Date - 17/05/2024

6 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: *To avoid undue congestion of the site and consequent obstruction to access.*

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
SUPPORTING LETTER		21.02.2024
MECHANICAL VENTILATION & NOISE MITIGATION TO STUDIO FLAT	CDC-00-01-DR-M-1011	21.02.2024
INDUCT NR CALCULATION MVHR	CDC-00-XX-CA-M-1001 S4P1	21.02.2024
REPORT ON MECHANICAL VENTILATION & NOISE MITIGATION	CDC-00-XX-RP-M-1001S4P01	21.02.2024
SUMMARY FAN DATA SHEET		21.02.2024
CONSTRUCTION PHASE HEALTH & SAFETY PLAN		21.02.2024
PROPOSED GROUND FLOOR PLAN	23007-SK-001 D	19.04.2024

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