ADUR DISTRICT COUNCIL

Mr Alex Pell-Stevens
Pell-Stevens Residential
24 Green Court
The Green
Southwick
BN42 4GS

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1231/22

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS), 6 (CONTAMINATION) AND 7 (CONSTRUCTION METHOD STATEMENT) OF PREVIOUSLY APPROVED AWDM/1732/20.

Location of Development
28 ST RICHARDS ROAD SOUTHWICK WEST SUSSEX BN41 1PA

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
11/12/2023

SCHEDULE

Approved Date - 11/12/2023

3 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 - 11/12/2023

6 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 following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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 saved policy RES9 of the Worthing Local Plan/ policies 34 and 35 of the Adur Local Plan].*

Approved Date - 11/12/2023

7 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;
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
(viii) the working hours for construction, which shall be limited to the following times:

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

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
REMEDIATION STATEMENT	A230709-R02A	16.11.2023
GEO-ENVIRONMENTAL PHASE 2 SITE INVESTIGATION	A230709-R-02 Issue A	23.10.2023
EMAIL FROM ALEX PELL-STEVENSROOF TILE DETAIL		06.06.2023
CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN		12.04.2023
PHASE 1 LAND CONTAMINATION RISK ASSESSMENT	3381D P1	12.04.2023

Reference/Drawing Number	Version	Date Rec
SCHEDULE OF EXTERNAL MATERIALS		19.07.2022
RISK ASSESSMENT		19.07.2022

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