ADUR DISTRICT COUNCIL

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**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**APPLICATION NUMBER: AWDM/1152/23**

Details of Development
**APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (PHASING (AND ENABLING WORKS)), 4 (ENABLING WORKS), 46 (CEMP) AND 48 (ARCHAEOLOGY) OF APPLICATION AWDM/2039/22.**

Location of Development
**FORMER CAR SHOWROOM 69 - 75 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RE**

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
03/05/2024

## SCHEDULE

**Approved Date - 03/05/2024**

3 Phasing (and Enabling Works)

a) Prior to commencement of any works on site a phasing programme, (which shall include any phase or phases of Enabling Works) shall be submitted to and agreed by the Local Planning Authority. Development shall be implemented in accordance with that phasing programme and details required under conditions of this planning permission, shall be submitted and approved in accordance with that phasing programme.

b) For the purposes of the conditions of this planning permission, 'Enabling Works' shall comprise the following:

i. Demolition of any structures above ground level.
ii. Removal of building foundations & slab and associated above ground cables, pipes or ducts.
iii. Breaking-up and crushing of existing hard-standings.
iv. Removal of below ground cables, pipes or ducts.
v. Re-routing of existing sewer main.
vi. River-wall survey works, including excavation to assess existing condition.
vii. Site survey works (other than river-wall survey) to inform the design of remediation works.
viii. Creation of a piling mat using clean rubble or similar clean material.

**Reason**: *To provide for phased but comprehensive and co-ordinated development of the site in accordance with the general and site specific policies set out in the Adur District Local Plan 2017 and the Shoreham Harbour Joint Area Action Plan 2019.*

**Approved Date - 03/05/2024**

4 Enabling Works

The following Enabling Works at condition 3b) shall only be undertaken after the following details have been submitted to and approved in writing by the Local Planning Authority:

(iii) Breaking-up and crushing of existing hard-standings.

Details of measures to manage and minimise noise, vibration and dust.

(iv) Removal of below ground cables, pipes or ducts
(v) Re-routing of existing sewer main
(vi) River-wall survey works, including excavation to assess existing condition.

Details of measures to be taken to minimise and manage risk of contamination, (including risks to human health and the water environment), noise and dust

The details thereby approved shall be fully adhered to in the undertaking of the respective Enabling Works.

**Reason**: *To manage existing site contamination to prevent harm to human health and to protect the water environment including groundwater and the River Adur, and to manage impacts of noise, vibration and dust in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2021, Policy 34 of the Adur Local Plan 2017 and Policies SH6 & SH7 of the Shoreham Harbour Joint Area Action Plan 2019.*

**Approved Date - 03/05/2024**

46 Construction Environment Management Plan - Development

Prior to commencement of enabling works no development shall take place, until a Construction Management Plan in respect of these works has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

a) the anticipated number, frequency and types of vehicles used during construction,
b) the method of access and routing of vehicles during construction,
c) the parking of vehicles by site operatives and visitors,
d) the loading and unloading of plant, materials and waste,
e) the location of any site compound and site office,
f) the storage of plant and materials used in construction of the development,
g) arrangements for efficient construction waste management,
h) measures to be place to deal with minimise risk of and respond to any accidental spillages including containment and clear-up,
i) a Dust Management Plan incorporating the dust control measures,
j) a commitment to no burning on site,
k) the erection and maintenance of security hoarding, including provision of public information about the development and viewing ports,
l) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
m) Arrangements for regular and responsive traffic management liaison with other imminent or active development sites in the Western Harbour Arm and A259 Brighton Road,
n) details of any external lighting during the development//construction period, including provisions to avoid any hazards to shipping and activities at Shoreham Harbour Port, in liaison with the Shoreham Port Authority,
o) details of public engagement both prior to and during construction works including neighbouring and nearby residents (including those at Shoreham Beach), businesses and other occupiers.

**Reason**: *In the interests of highway safety and the amenities of the area and to minimise the risk of pollution, hazards and noise and to safeguard the amenities of neighbouring and nearby occupiers during the period of development works in accordance with Policies 8, 15, 28 & 34 of the Adur Local Plan, 2017.*

**Approved Date - 03/05/2024**

48 Archaeology

Prior to commencement of enabling works an archaeological investigation of the area subject to those works, including below ground and investigation and recording of the existing flint building on the site, shall be carried out at the expense of the developer in accordance with a specification (written scheme of investigation) to be submitted to and agreed by the Local Planning Authority in writing before the commencement of building works, excluding demolition.

**Reason**: *To ensure appropriate investigation and recording of archaeological heritage assets on the site prior to commencement of new building works. Policy: National Planning Policy Framework paragraphs 204-205; Adur Local Plan 2017 Policy 16.*

Informatives / Notes to Applicant

01. Environmental Health - Contact Request

The applicant is asked to contact the Adur District Council Environmental Health Team via publichealth.regulation@adur-worthing.gov.uk as soon as possible following the issuing of this planning approval so that contact details are made available to the Council for any future communication regarding development works at the site.

02. Traffic Management

The applicant is reminded of the need to ensure that traffic management details hereby approved are adhered to, including regular and responsive liaison with nearby other development sites in the Brighton Road area of Shoreham, as set out in the Construction Management Plan and Traffic Management Plan, to minimise risk of traffic congestion and in the interests of safety.

03. Public Liaison and Information

The applicant is also reminded of the importance of providing advance information concerning the development programme and nature and hours of works to residents and businesses in the area, including Shoreham Beach, in accordance with the Construction Management Plan. It is recommended that Ward Councillors are also included in this information, whose details can be found here: https://democracy.adur-worthing.gov.uk/mgMemberIndexGroup.aspx?bcr=1&g=MEMADC&m=MEMADC

It is further recommended that updates are provided, particularly in advance of period of noisy work to explain their nature and duration.

04. River Wall Works and Design

This approval, so far as it relates to river wall works only concerns the timing of this work as part of the phasing details under condition 3 and river wall survey works and associated excavation under condition 4 (vi). Any difference between the intended design of the riverwall and that of the planning permission AWDM/2039/22, should be checked and if significantly different, may require further planning approval. In such an event the applicant is advised to contact the planning office to discuss any design difference and whether any further planning approval would be required.

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 |
|---|---|---|
| LETTER (Email) NEW WAYS LTD Construction Director to Planning Officer - 30th April 2024 | 30-04-24 15:55hrs | 30.04.2024 |
| CONSTRUCTION MANAGEMENT PLAN | ISSUE No:3 | 22.03.2024 |
| TRAFFIC MANAGEMENT PLAN | ISSUE No:3 | 22.03.2024 |
| METHOD STATEMENT | 280723 -02B | 16.08.2023 |
| RESPONSE TO CONDITION 4 | 15686-HOP-00-XX-RP-S-500 | 16.08.2023 |
| PROPOSED PROJECT PLAN | 24029 | 16.08.2023 |
| WRITTEN SCHEME OF INVESTIGATION (HISTORIC BUILDINGS) | ISSUE No:1 SBSOBR23 | 22.09.2023 |
| BRIEF FOR HISTORIC BUILDING RECORDING | HCUK/Essex 15/08/23 | 22.09.2023 |

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