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Adur District Council
Portland House,
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28 April 2023
Ref: SL/Let/P1667i

Dear Sir / Madam,

Ref: Application to Discharge Condition 38 pursuant to Planning Application reference: AWDM/1450/21 (Erection of two blocks of development ranging in height between 3 - 9 storeys comprising 159 residential units comprising a mix of 1- bed, 2- bed and 3-bed units (including a minimum of 30% of affordable housing), commercial (class E) floorspace at ground floor, and associated parking and landscaping) at the Land East of 1 to 11 Mercury House, Ham Road, Shoreham-by Sea, West Sussex.

The application has been submitted via the Planning Portal under reference **PP-12127481** and includes the application form, relevant documentation, and this covering letter.

The accompanying information is submitted to satisfy the discharge of Condition 38 for the Full Planning permission **(ref: AWDM/1450/21)** relevant to the former Civic Centre.

Condition 38 - Construction Management Plan

No development shall take place, including any works of demolition, site remediation or preparatory works associated with the development until a Construction Management Plan 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) method of access and routing of vehicles construction traffic during construction,
c) parking of vehicles by site operatives and visitors,
d) the loading and unloading of plant, materials and waste, including use of a banksman as appropriate,
e) the location of any site compound, office, welfare facilities,
f) the location of storage of plant and materials used in construction of the development,
g) the erection and maintenance of security hoarding and gates, which shall include out-of-hours contact information for site management and images of the approved development,
h) site lighting, including measures to minimise light nuisance,

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i) a commitment to no burning on site,
j) 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),
k) arrangements for regular and responsive traffic management liaison with other imminent or active development sites in the Western Harbour Arm and A259 Brighton Road,
l) details of public engagement, including neighbours both prior to and during construction works,
m) a register of complaints received and response/action taken should be maintained and the Construction Management Plan reviewed and updated if necessary,
n) methods to control dust and fumes from the site,
o) methods to manage the impact or noisy activities,
p) construction waste management strategy,
q) best practical means in accordance with British Standard Code of Practice BS5228:2009+A1:2014 to be employed at all times to minimise the emission of noise and dust from the site,
r) measures for mitigating construction impacts on air quality, as contained within Section 5 and Appendix D of the Air Quality Impact Assessment produced by Phlorum dated March 2021 .

Please find enclosed the following report produced by PMC which has been submitted in support of the discharge of Condition 38.

- **Construction Enviromental Management Plan - ADUR Civic Centre Shoreham - REV 1 21.4.23**

Conclusion

We trust that this letter and accompanying documents can discharge Condition 38 as listed above, pursuant to Full Planning Permission **(ref: AWDM/1450/21)** at the Land East of 1 to 11 Mercury House, Ham Road, Shoreham-by Sea, West Sussex.

We look forward to receiving written confirmation of the discharge of this condition in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Sam Sykes MRTPI
Associate Director