ADUR DISTRICT COUNCIL

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

**APPLICATION NUMBER: AWDM/0617/26**

Details of Development
**APPROVAL OF DETAILS RESERVED BY CONDITION 6A (CAR CLUB SPACES), CONDITION 8 (HIGHWAY AND ACCESS MATTERS (GATE)), 25 (REMEDIATION VERIFICATION), OF APPROVED APPLICATION AWDM/1281/19 IN ADDITION TO DETAILS RESERVED BY CONDITION (II) ATTACHED TO AWDM/0721/23 AND DETAILS RESERVED BY CONDITION 26 ATTACHED TO AWDM/0228/26**

Location of Development
**FORMER MANNINGS SURRY STREET SHOREHAM-BY-SEA WEST SUSSEX**

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
Head of Planning & Development
02/10/2026

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
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## SCHEDULE

**Approved Date - 22/09/2026**
**Conditions attached to ref: AWDM/1281/19**

6 a) No part of the development hereby approved shall be first occupied until vehicle parking spaces have been constructed and provided in accordance with the approved plans, including at least one space to be clearly identified and used for a car club vehicle only. One future reserve car club parking space shall also be made available and clearly identified for use as a car club space in the future upon the future written request of the Local Planning Authority. The locations of the car club space and future reserve car club space shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

Reason: To provide car-parking space for the use of the development including provision for electric vehicles and car club vehicles in accordance with Policy 28 of the Adur Local Plan 2017 and Guidance on Parking at New Developments, May 2019 (Published by West Sussex County Council in August 2019).

8 No gate to the rear vehicle parking area from the side service road leading westward from Surry Street shall be positioned closer than 4 metres from edge of the metaled surface of the service road and shall not opened outwards (towards the service road). Details of any secure entry system shall first be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details thereby approved and permanently maintained and retained thereafter.

**Reason**: *In the interests of vehicular and pedestrian safety, to ensure sufficient space for vehicles entering or leaving the parking area to be clear of other service road traffic and in the interests of site security.*

25 A Verification Report demonstrating completion of the works contained in the Remediation Strategy and Remediation Scheme, under condition 24 of this Permission and the effectiveness of remediation shall be submitted to and approved in writing by the Local Planning Authority in accordance with the timetable approved as part of that condition. 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 harm to human health in accordance with paras 183 - 185 of the National Planning Policy Framework 2021 and Policy 34 of the Adur Local Plan 2017.

## Condition attached to ref: AWDM/0721/23

Condition – Additional AOV Vents

*ii) Details of obscure glazing (equivalent to Pilkington level 4 obscuration) to the additional AOV smoke vent at the fourth floor of the south elevation shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the occupation of the development hereby approved and thereafter shall be permanently maintained in full accordance with details thereby approved.*

***Reason**: In the interests of visual amenity, the character of the setting of the Shoreham conservation area, the setting of listed buildings and to safeguard neighbouring amenities and privacy in accordance with policies 15 & 17 of the Adur Local Plan 2017*

## Condition attached to ref: AWDM/0721/23

**26 Privacy Screens, Ground Floor East Facing Terraces**

*Prior to the first occupation of approved units A1-00-06, A1-00-05, A2-00-02 and A2-00-01 (as categorised on approved plan ref: P646-CAL-ZZ-GF-GA-A-0280 Rev PL03, dated 25.03.2026), details of privacy screens separating ground floor external terraces shall be submitted to and approved by the Local Planning Authority in writing. The details to be submitted shall include plans and details confirming the height, positions, extent, composition, and use of materials to privacy screens.*

*Privacy screens shall, thereafter, be installed in accordance with the approved details in advance of the first occupation of relevant units and retained as such thereafter.*

***Reason:** To ensure that future occupiers are not exposed to unacceptable levels of overlooking from adjacent terrace spaces and to afford control to the Local Planning Authority as to the design, quality and appearance of privacy screens in accordance with Policy 17 of the Adur Local Plan (2017).*

## Approved Date - 22/09/2026

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 |
|---|---|---|
| NORTHERN ELEVATION | EL-A-0310-PL04 | 25.06.2026 |
| SOUTHERN ELEVATION | EL-A-0311-PL04 | 25.06.2026 |
| EAST ELEVATION | EL-A-0313-PL04 | 25.06.2026 |
| LANDSCAPE GROUND FLOOR GENERAL ARRANGEMENT | GA-L-0101-C02 | 25.06.2026 |
| GROUND FLOOR TIMBER PLANTER DETAILS | L-0300-C01 | 16.06.2026 |

| Reference/Drawing Number | Version | Date Rec |
|---|---|---|
| COVERING LETTER - CONDITION 6,25 and 26 | NONE | 25.06.2026 |
| LANDSCAPING MAINTENANCE SCHEDULE | NONE | 25.06.2026 |
| REMEDATION VALIDATION REPORT | 502911 ST DOC C 00VAL01 | 16.06.2026 |
| STATEMENT | | 20.05.2026 |
| PROPOSED SITE PLAN | GA-A-0101-F03 | 20.08.2026 |
| VEHICLE GATE COURTYARD ENTRANCE | EL-A-1507-C02 | 20.05.2026 |
| GATE ACCESS | SC/E/60035 C2 | 20.05.2026 |

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