ADUR DISTRICT COUNCIL

MR Doug Oliver
Seaview Building Company
28 PENHILL ROAD
LANCING
WEST SUSSEX
BN15 8HJ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0024/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (DETAILS OF ACOUSTIC ASSESSMENT); CONDITION 5 (CONSTRUCTION MANAGEMENT PLAN); AND CONDITION 12 (DETAILS OF SURFACE WATER DRAINAGE) CONDITION 13 (AIR SOURCE HEAT PUMP) OF APPROVED APPLICATION AWDM/1041/23.

Location of Development
90 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LW

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
30/04/2024

Adur District 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 - 11/03/2024

3 Construction work shall not commence until an acoustic assessment has been submitted to and agreed by the Local Planning Authority in respect of the exact noise exposure of the dwellings to traffic noise and an allied scheme prepared to protect habitable rooms from excess noise in relation to British Standard BS 8233: 2014.

Reason: *To protect future residents form excessive traffic noise from Brighton Road in accordance with the National Planning Policy Framework and policy 34 of the Adur Local Plan.*

Approved Date - 29/04/2024

5

No development shall take place, including any works of demolition, 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:

The anticipated number, frequency and types of vehicles used during construction, the method of access and routing of vehicles during construction, HGV construction traffic routings shall be designed to minimise journey distance through the Councils Air Quality Management Areas (AQMA's), the parking of vehicles by site operatives and visitors, the loading and unloading of plant, materials and waste, the storage of plant and materials used in construction of the Development, the erection and maintenance of security hoarding, a commitment to no burning on site, 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), methods to control dust from the site, a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites, details of public and neighbour engagement both prior to and during construction works.

Reason: *As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and to accord with Policy 15 of the Adur Local Plan.*

Approved Date - 09/02/2024

12 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be

required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To ensure an adequate surface water drainage scheme.*

Approved Date - 08/04/2024

13 Prior to installation details of the proposed Air Source Heat Pumps shall be submitted to and approved by the Local Planning Authority. These shall be installed in accordance with such details and shall be maintained at all times unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.*

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
Email from agent details of ASHP		13.03.2024
CONSTRUCTIONPHASE PLAN	November 2023	29.04.2024
ACOUSTIC ASSESSMENT 6/12/2023	362324	11.01.2024
Response from HOP re: SuDS	08.11.2023	11.01.2024

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