ADUR DISTRICT COUNCIL

Charlotte Smith
Cityzen Ltd
Maritime House
Basin Road North
Hove
BN41 1WR

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0217/23

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (BOUNDARY TREATMENT); 5 (LANDSCAPING); 9 (SURFACE WATER DRAINAGE) AND 11 (FOUL DRAINAGE) OF PREVIOUSLY APPROVED AWDM/1247/21.

Location of Development
GARAGE COMPOUND 1 TO 20 GARDNER ROAD SOUTHWICK 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
Planning Services Manager
31/03/2023

SCHEDULE

Approved Date - 31/03/2023

4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the buildings are occupied. Thereafter the approved boundary treatment shall be retained permanently.

Reason: *In the interests of visual amenity and having regard to policy 15 of the Adur Local Plan.*

Approved Date - 31/03/2023

5 No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

Approved Date - 31/03/2023

9 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 prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

Approved Date - 31/03/2023

11 The development hereby permitted shall not be commenced until details of the proposed foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority in consultation with Southern Water and the dwellings shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 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
PROPOSED DRAINAGE LAYOUT	101 REV 4	13.03.2023
FOUL & SURFACE WATER DRAINAGE REPORT	REV P2	13.03.2023
GARDNER ROAD BOUNDARY TREATMENT	DR-A-6001	13.02.2023
LANDSCAPE PLAN	DR-L-302	13.02.2023
PROPOSED LEVELS & EXTERNAL WORKS	201 REV 2	13.02.2023
DRAINAGE CONSTRUCTION DETAILS	301 REV 1	13.02.2023
EXTERNAL WORKS CONSTRUCTION DETAILS	401 REV 2	13.02.2023

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