ADUR DISTRICT COUNCIL

Mr N Rouse
njrouse architectural design
16 Tennyson Road
Hutton
Brentwood
CM13 2SJ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0581/20

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS; 3: WALL AND FENCING DETAILS; 6: CYCLE STORAGE; 7: LANDSCAPING TO SW CORNER OF SITE; 8: HARD & SOFT LANDSCAPING; 10: PEDESTRIAN VISIBILITY SPLAYS; 11: SCHEDULE OF MATERIALS & FINISHES; 12: REFUSE STORAGE; 13: FOUL & SURFACE WATER DRAINAGE DETAILS; 14: CONTAMINATION RISK ASSESSMENT; 15: CONSUMPTION OF WHOLESOME WATER; 17: NOISE PROTECTION; 19: CONSTRUCTION METHOD STATEMENT OF APPROVED APPLICATION AWDM/0948/18.

Location of Development

FORMER REGAL HOUSE 45 TO 49 PENHILL ROAD LANCING 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
28/09/2020

SCHEDULE

Approved Date - 28/09/2020

3 No development shall take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently.

Reason: *In the interests of amenity and to comply with policy 15 of the Adur Local Plan.*

Approved Date - 28/09/2020

6 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with policy 28 of the Adur Local Plan.*

Approved Date - 28/09/2020

7 No dwelling shall be occupied until such time as the landscaped/amenity area on the southwest corner of the site near to the junction of Ingleside Road and Penhill Road has been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The height of any planting shall not exceed 0.6 metres above adjoining carriageway level.

Reason: *In the interests of highway safety and to ensure that visibility is not obstructed by any proposed landscaping having regard to policies 15, 28 and 30 of the Adur Local Plan.*

Approved Date - 28/09/2020

8 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 - 28/09/2020

10 No dwellings shall be occupied until pedestrian visibility splays been provided either side of the proposed site vehicular access onto Penhill Road and Ingleside Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be

kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level.

Reason: *In the interests of road safety having regard to policy 28 of the Adur Local Plan.*

Approved Date - 28/09/2020

11 No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

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

Approved Date - 28/09/2020

12 No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy 15 of the Adur Local Plan.*

Approved Date - 28/09/2020

13 No development shall be commenced until a scheme for the provision and implementation of foul and surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority and no dwellings occupied prior to completion of the works. Drainage connections must be established and a design confirmed before any work except clearance is undertaken on site.

Reason: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place, in compliance with policies 29, 35 and 36 of the Adur Local Plan.*

Approved Date - 28/09/2020

14 Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and

- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. 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 pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

Approved Date - 28/09/2020

15 Each flat shall be constructed and fitted out so that the potential consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day. No dwelling shall be occupied unless the notice for that dwelling of the potential consumption of wholesome water per person per day required by the Building Regulations 2010 (as amended) has been given to the Local Planning Authority.

Reason: *In order to set a higher limit on the consumption of water by occupiers as allowed by regulation 36 of the Building Regulations 2010 and to increase the sustainability of the development and make efficient use of water in accordance with policy 18 of the Adur Local Plan.*

Approved Date - 28/09/2020

17 Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from noise from the adjacent commercial unit has been submitted to and approved by the local planning authority. The scheme should also include a strategy to prevent overheating. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. Following approval and completion of the scheme, tests shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise, with the results submitted to the Local Planning Authority for approval.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Approved Date - 28/09/2020

19 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during demolition and construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity having regard to policies 15 and 34 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
BELOW GROUND DRAINAGE PLAN	Drg No. 6787 CE01 C	17.09.2020
MAINTENANCE PLAN	Addendum	17.09.2020
LETTER FROM JOHN SIME & ASSOC		17.09.2020

Reference/Drawing Number	Version	Date Rec
LETTER FROM RODWELL PROPERTY		17.09.2020
email from Neil Rouse to Laura Gibbons of ADC		25.08.2020
STORM SEWER DESIGN MODEL		20.08.2020
PROPOSED ELEVATIONS	Drg PR.18.16	06.04.2020
PLANTING SPECIFCATION	Dated 17/10/18	06.04.2020
LANDSCAPE PLAN	Drg NR/PEN/O1 Rev A	06.04.2020
PHASE 1 ENVIRONMENTAL REPORT (PARTS 1-4)	Ref 1427-P1E-1	06.04.2020
BELOW GRND DRAINAGE PLAN	Drg CE01 Rev A	06.04.2020
BELOW GRND DRAINAGE PLAN - CONSTRUCTION DETAILS	Drg CE02	06.04.2020
CONSTRUCTION METHOD STATEMENT		06.04.2020
ENV NOISE SURVEY	Ref 10193-1	06.04.2020
MATERIAL DETAILS		06.04.2020
PART G2 COMPLIANCE REPORT		06.04.2020
FENCING & WALL DETAILS	Drg PR.18.44	06.04.2020
CYCLE & BIN STORAGE	Drg PR.18.45	06.04.2020
FRONT AMENITY AREA (Cond 7)	Drg PR.18.46	06.04.2020
SIDE VISIBILITY SPLAYS (Cond 10)	Drg PR.18.47	06.04.2020
PROPOSED SITE PLAN	Drg PR.18.05 Rev A	30.04.2020
SITE SET UP PLAN	Drg PR.18.09 Rev A	30.04.2020
FRONT AMENITY AREA (Cond 7)	Drg PR.18.46 Rev A	30.04.2020
SIDE VISIBILITY SPLAYS (Cond 10)	Drg PR.18.47 Rev A	30.04.2020
FRONT AMENITY AREA BAY 1 (Cond 7)	Drg PR.18.48	30.04.2020
SURFACE WATER DRAINAGE	SUD's Strategy	30.04.2020

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