ADUR DISTRICT COUNCIL

Mr Jehad Chowdhury
Boutique Modern
Unit 3
Newhaven Industrial Business Park
Beach Rd
Newhaven
BN9 0BX

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0645/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 06 (CMP), 11 (LANDSCAPING), AND 12 (MATERIALS) OF AWDM/1727/23.

Location of Development
FORMER GARAGE BLOCK 88 TO 97 DANIEL CLOSE 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.

G Peck

Gary Peck
Planning Services Manager
07/10/2024

SCHEDULE

Approved Date - 02/10/2024

6 The site set up during construction (including details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors' vehicles and the loading and unloading of vehicles associated with the implementation of this development) shall be implemented in accordance with plans submitted on 6 March 2024. The approved provision shall be implemented and retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Approved Date - 02/10/2024

11 No works or development, other than demolition, shall take place until full details of all hard and soft landscaping works (including the provision of bollards protecting the triangular green space) 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 Ref: AWDM/0827/22 others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure adequate landscaping is provided.

Approved Date - 02/10/2024

12 No development, other than demolition, shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: In the interests of visual amenity and to comply 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
PROPOSED EXTERNAL WORKS	23095-1111 REV C02	20.05.2024
SITE ACCESS, PEDESTRIAN & TRAFFIC MANAGEMENT PLAN	P.113	20.05.2024
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN	P.113 REV B	20.05.2024
INTERNAL FINISHES SPECIFICATION	C-11/04/2023	20.05.2024
SITE PLAN-SITE LOGISTICS	0005 REV C2	20.05.2024

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