ADUR DISTRICT COUNCIL

Windmill Construction Brighton LTD
6 Marlborough Place
BN11UB

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1232/21

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (MATERIALS AND FINISHES), 6 (CMS), 8 (SURFACE WATER DRAINAGE) AND 13 (ARCHAEOLOGICAL INVESTIGATION) OF APPLICATION NO. AWDM/0741/18.

Location of Development
LAND AT 10 JOHN 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
Planning Services Manager
04/03/2022

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 - 04/03/2022

3 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 buildings has 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 policies 15 and 17 of the Adur Local Plan.*

Approved Date - 04/03/2022

6 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 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.*

Approved Date - 04/03/2022

8 No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works, which shall include on site infiltration testing to be undertaken to confirm the viability of the proposals, shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to policy 36 of the Adur Local Plan.*

Approved Date - 04/03/2022

13 An archaeological investigation of the site shall be carried out at the expense of the developer in accordance with a specification (written scheme of investigation) to be submitted to and agreed by the Local Planning Authority in writing before the commencement of building works.

Reason: *To ensure appropriate investigation and recording of archaeological heritage assets on the site prior to commencement of new building works having regard to policy 17 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
CONSTRUCTION METHOD STATEMENT		17.08.2021
MATERIALS SCHEDULE	MS.01A	04.08.2021
CLAY PLAIN TILES DETAILS	MARLEY	04.08.2021
KARMA GREY HANDMADE	TECHNICAL INFO	04.08.2021
KARMA GREY STOCK	TECHNICAL INFO	04.08.2021
KARMA WHITE HANDMADE	TECHNICAL INFO	04.08.2021
KARMA WHITE STOCK	TECHNICAL INFO	04.08.2021
ARCHAEOLOGICAL EVALUATION	TQ 2148 0507	19.07.2021
SECOND FLOOR PLAN SHOWING STRUCTURE	8899/01	17.02.2022
FIRST FLOOR PLAN SHOWING STRUCTURE	8899/02	17.02.2022
GROUND FLOOR PLAN SHOWING STRUCTURE	8899/03	17.02.2022
GROUND FLOOR PLAN SHOWING FOUNDATIONS	8899/04	17.02.2022
TYPICAL DETAILS SHEET 1 OF 2	8899/05	17.02.2022
TYPICAL DETAILS SHEET 2 OF 2	8899/06	17.02.2022
REINFORCED CONCRETE GROUND BEAM	8899/RC1-01	17.02.2022

Reference/Drawing Number	Version	Date Rec
REINFORCED CONCRETE GROUND BEAM	8899/RC1-02	17.02.2022
BEAMS SPECIFICATION	8899/REC1	17.02.2022
REINFORCED CONCRETE GROUND BEAM	8899/RC2-01	17.02.2022
REINFORCED CONCRETE GROUND BEAM	8899/RC2-02	17.02.2022
CALCULATIONS	8899/1	17.02.2022
BAR BEND SCHEDULE	8899/RC2	17.02.2022
SITE PLAN GROUND DRAINAGE & EXTERNAL WORKS	8899/D1	17.02.2022
DRAINAGE DETAILS	8899/D2	17.02.2022
DRAINAGE DETAILS 2	8899/D3	17.02.2022
SOAKAWAY CALCS	8899_SA1_	17.02.2022
REPORT & APPENDICES	YEX2797	17.02.2022

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