ADUR DISTRICT COUNCIL

Liam Russell
Liam Russell Architects Ltd
24 Windlesham Road
Brighton
BN1 3AG
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1073/21

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 9 LANDSCAPING DETAILS; CONDITION 14 DETAILS OF MATERIALS OF AWDM/0954/18.

Location of Development
LAND AT FORMER SITE OF 11 AND 17 TO 27 ALBION STREET 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.

G Peck

Gary Peck
Planning Services Manager
04/08/2021

SCHEDULE

Approved Date - 03/08/2021

9 No development above slab level shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping (including information regarding the potential coastal species to be planted), and which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development 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. The approved details of hard landscaping shall be completed prior to occupation of the building(s).

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

Approved Date - 03/08/2021

14 Prior to the use of any external materials and finishes to be used for the external walls (including windows, doors, balconies and window screens) and roofs of the proposed buildings, a schedule and sample of those materials and finishes shall be 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*

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 KIER WHITE RE: TREE SIZES		03.08.2021
LANDSCAPE PLAN	DR-A-0110	09.06.2021
COVER LETTER RE: CONDITION 14	Dated 08/06/2021	09.06.2021
MATERIALS DISCHARGE PLAN	DR-A-030	09.06.2021
MATERIALS DISCHARGE PLAN	DR-A-031	09.06.2021

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

Ref: AWDM/1073/21