ADUR DISTRICT COUNCIL

Mr Howard Carter
18 Kings Walk
Shoreham By Sea
West Sussex
BN43 5HB

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0196/22

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 9 (DETAILED CEMP), CONDITION 10 (MATERIALS AND FINISHES) AND CONDITION 11 (HARD AND SOFT LANDSCAPING) OF PREVIOUSLY APPROVED AWDM/0554/21.

Location of Development
HOUSEBOAT VALEUR 22 RIVERBANK SHOREHAM-BY-SEA WEST SUSSEX BN43 5YH

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
09/06/2022

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 - 08/06/2022

9 A detailed Construction Environmental Management Plan (CEMP) should be submitted, outlining how any demolition/removal and construction impacts will be suitably mitigated for. We advise that the measured detailed in the Ecological Impact Statement (below) should be included in the CEMP in particular:-

- Use of best working practice to minimise risk
- Follow the recommended code of practice for avoiding/containing fuel and oil spills, ensuring that there is no pathway for contaminants to affect the designated site. Best practice pollution prevention guidelines to be used.
- Use best working practice to reduce noise and vibration impacts, including using the quietest machinery and tools to be used for any given task
- All temporary and permanent site lighting during construction and operational phase must avoid illumination of the intertidal habitat. This includes directing lights away from the designated sites, using light fittings with downwards directional and low wattage luminaries to reduce light spillage and outward light pollution.
- Temporary screening to be installed around the demolition/construction site during the construction phase. In order to reduce, pollution from construction phase activities including noise, dust, light and visual disturbance from construction operations.
- Construction phase activities to be avoided during the wintering bird period (October to March inclusive).

Reason: *Due to the unique nature of this development. The demolition/removal and construction phase of this development could, if not managed appropriately, impact sensitive interest features and result in significant negative effects on the Adur Estuary SSSI.*

Approved Date - 08/06/2022

10 No development 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 houseboat and carport 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.*

Approved Date - 08/06/2022

11 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include matters such as:-

i) Proposed finished levels;
ii) Means of enclosure;
iii) Car parking layouts;
iv) Hard surfacing materials.

Soft landscape works shall include planting plans; written specifications; schedules of plants stating species, sizes and numbers/densities; and the implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be completed before any part of the development is occupied or in accordance with the implementation programme approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 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	Date Rec
MATERIALS SAMPLE - FENCE	11.02.2022
MATERIALS SAMPLE - HARD STANDING	11.02.2022
MATERIALS SAMPLE - METAL	11.02.2022
MATERIALS SAMPLE - ROOF	11.02.2022
MATERIALS SAMPLE - SLIDING DOORS	11.02.2022
MATERIALS SAMPLE - WINDOWS	11.02.2022
PROPOSED LANDSCAPE PLAN	11.02.2022
CEMP	08.04.2022