

Development Management – Delegated Officer Report

Application Number:	AWDM/0046/26	Recommendation - Approval
Site:	Land East Of 1 To 11 Mercury House, Ham Road, Shoreham-by-sea, West Sussex	
Proposal:	Approval of Details Reserved by Condition 34 (external plant) of approved applications AWDM/1450/21 and AWDM/1024/23.	
Applicant:	PMC Construction and Development	Ward: St Mary's
Agent:	HGP Architects Limited	
Case Officer:	Giles Holbrook	

Relevant Planning History:

Reference	Description	Outcome
AWDM/1024/23	Erection of two blocks of development ranging in height between 3 - 9 storeys comprising 159 residential units comprising a mix of 1-bed, 2- bed and 3-bed units (including a minimum of 30% of affordable housing), commercial (Class E) floorspace at ground floor, and associated parking and landscaping. Application to Vary Conditions 1 of previously approved AWDM/1450/21 (approved drawings).	Application Permitted on 08.12.2023
AWDM/1450/21	Erection of two blocks of development ranging in height between 3 - 9 storeys comprising 159 residential units comprising a mix of 1-bed, 2- bed and 3-bed units (including a minimum of 30% of affordable housing), commercial (Class E) floorspace at ground floor, and associated parking and landscaping.	Application Permitted on 24.04.2023

Planning Assessment:

Condition 34:-

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Condition 34 states:-

“No external fixed plant, or mechanical vent or duct shall be installed until a scheme has first been submitted to and approved in writing by the Local Planning Authority. All plant shall be maintained in accordance with manufacturer's guidance to ensure the levels contained in the aforementioned Acoustic Assessment are not exceeded and any future plant shall also meet the specified levels within the approved scheme.

Reason: *To safeguard the residential amenities of the area in accordance with policies 15 & 34 of the Adur Local Plan 2017.”*

In response to the above condition the applicant has provided mechanical services layouts plan detailing the proposed locations of air-conditioning condensers, storage tanks and mechanical ventilation equipment.

Air-conditioning condensers are shown to be positioned (only) rear of Blocks B1 and B3 at ground floor level within an internal courtyard. A brief statement, further, is provided asserting that condenser equipment could not be placed within the parking undercroft or attached to a facade of a building over 18m in height. The proposed air-conditioning condensers are noted to service only approved ground-floor commercial units, with condensers positioned to the immediate rear of the unit that they would respectively serve.

The submitted plans demonstrate that the proposed provision would not conflict with any approved soft-landscaping and would be found in the context of other utilitarian features, including refuse and cycle stores. Manufacturer specifications for air-conditioning equipment have been provided, and demonstrate that the acoustic performance of these units would mirror levels anticipated within the originally approved Acoustic Assessment.

The Council's Environmental Health officer has reviewed the submitted details and has raised no objection to the details as submitted. It is considered that the details submitted satisfy the requirements of Condition 34, which is recommended to be discharged accordingly.

Case Officer:
Authorised by:

Giles Holbrook
Stephen Cantwell

Date: 20.08.2026
Date: 20-08-2026