ADUR DISTRICT COUNCIL

Mr James Boys
BPM
33 Stoneleigh Avenue
Brighton
BN1 8NP
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0496/23

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS OF AWDM/0608/20: CONDITION 3 SURFACE WATER DRAINAGE; CONDITION 4 SURFACE WATER DRAINAGE MANAGEMENT; CONDITION 5 FLOOR LEVELS; CONDITION 6 CONSTRUCTION METHOD STATEMENT; CONDITION 9 CYCLE PARKING; CONDITION 11 ELECTRIC VEHICLE CHARGING POINTS; CONDITION 12 REFUSE AND WASTE; CONDITION 13 HARD AND SOFT LANDSCAPING; CONDITION 14 BOUNDARY TREATMENTS; CONDITION 15 MATERIALS

Location of Development

HYDRENE 45A UNDERDOWN ROAD SOUTHWICK WEST SUSSEX BN42 4HN

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
28/06/2023

SCHEDULE

Approved Date - 28/06/2023

3 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

Approved Date - 28/06/2023

4 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

Approved Date - 28/06/2023

5 Prior to the commencement of development, details of the floor level of the proposed building and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved. There shall be no land raising as part of this development.

Reason: *In the interests of amenity and the environment and to avoid the risk of flooding elsewhere having regard to policies 15 and 36 of the Adur Local Plan.*

Approved Date - 28/06/2023

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) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
(vi) measures to control the emission of dust and dirt during construction;
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works;
(viii) the anticipated number, frequency and types of vehicles used during construction (HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's).;
(ix) the method of access and routing of vehicles during construction; and
(x) a commitment to no burning on site

Reason: *In the interests of highway safety and amenity having regard to policies 15, 28 and 34 of the Adur Local Plan.*

Approved Date - 28/06/2023

9 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

Approved Date - 28/06/2023

11 No part of the development shall be first occupied until electric vehicle charging points have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority

Reason: *To accord with current sustainable transport policies.*

Approved Date - 28/06/2023

12 No dwellings shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with the West Sussex Waste Local Plan.*

Approved Date - 28/06/2023

13 No works or development shall take place until full details of all hard and soft landscaping works 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

others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

Approved Date - 28/06/2023

14 No development shall take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently.

Reason: *In the interests of amenity and to comply with policy 15 of the Adur Local Plan.*

Approved Date - 28/06/2023

15 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 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 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 SITE PLAN & BOUNDARY TREATMENTS	Land 1 Rev 1	25.05.2023
MATERIALS SCHEDULE	Mats 1	25.05.2023
DRAINAGE & WATER ENQUIRY	LS/U1462111	04.04.2023
PROPOSED FOUL/SURFACE WATER DRAINAGE LAYOUT	e21074-010	04.04.2023
PROPOSED FOUL/SURFACE WATER DRAINAGE DETAILS	e21074-020	04.04.2023
WAVIN STORMWATER MANAGEMENT	S21220	04.04.2023
SUPPORT LETTER: GROUNDWATER LEVELS	20210311P1	04.04.2023
SURFACE WATER DRAINAGE DESIGN	S Wood/28/03/2023	04.04.2023
PHASE II GEOTECHNICAL GROUND INVESTIGATION	LS5838	04.04.2023

Reference/Drawing Number	Version	Date Rec
CONSTRUCTION METHOD STATEMENT	30th June 2022	04.04.2023
OUTLINE PROGRAMME OF WORKS		04.04.2023
PROPOSED SITE PLAN	BR01	04.04.2023
WASTE RECYCLING OVERVIEW		04.04.2023
WINDOWS PAS 24 CERTIFICATE	KM 587165	04.04.2023
LINIAR PVC SUITE SECTION COMPARISON		04.04.2023
CASEMENT WINDOW BROCHURE	OTIO 58BW	04.04.2023
SATIN OBSCURE		04.04.2023
SCULPTURED WHITE PVC CASEMENT		04.04.2023
STANDARD PVC ANTHRACITE GREY FOIL		04.04.2023
VISOFOLD 1000 SLIDING DOOR PERFORMANCE DATA		04.04.2023

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