ADUR DISTRICT COUNCIL

Mr Jehad Chowdhury
Boutique Modern
Unit 3
Newhaven Industrial Business Park
Beach Rd
Newhaven
East Sussex
BN9 0BX

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**APPLICATION NUMBER: AWDM/0644/24**

Details of Development
**APPROVAL OF DETAILS RESERVED BY CONDITIONS 06 (CONSTRUCTION MANAGEMENT), 07 (SURFACE WATER DRAINAGE), 08 (DRAINAGE MANAGEMENT), 09 (CONTAMINATION), 12 (LANDSCAPING), 13 (MATERIALS), 16 (FOUL & SURFACE WATER DISPOSAL) AND 17 (REFUSE STORAGE) OF AWDM/1728/23.**

Location of Development
**GARAGE COMPOUND GRAVELLY CRESCENT LANCING 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
29/11/2024

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 - 28/11/2024**

6 The development shall take place in accordance with the Construction Management Plan and site set up plan submitted on 6 March. The approved Plan shall be implemented and adhered to throughout the construction period unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** *In the interests of highway safety and the amenities of the area*

**Approved Date - 28/11/2024**

7 Development shall not commence, other than works of site survey, investigation and demolition, 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 the site is adequately drained*

**Approved Date - 28/11/2024**

8 Development, other than demolition, 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 maintenance and management of the surface water drainage system*

**Approved Date - 28/11/2024**

9 Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

(1) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

**Reason:** *To ensure that any contamination risks identified on the site are adequately identified and mitigated*

**Approved Date - 28/11/2024**

12 No works or development, other than demolition, 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:** *To ensure adequate landscaping is provided*

**Approved Date - 28/11/2024**

13 No development, other than demolition, 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 roof of the proposed building 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*

**Approved Date - 28/11/2024**

16 Construction of the development, other than demolition, shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

**Reason:** *To ensure adequate means of foul sewerage and surface water disposal*

**Approved Date - 28/11/2024**

17 No buildings on the site 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:** *To ensure the adequate provision for refuse and recycling facilities*

**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 |
|---|---|---|
| DRAINAGE LAYOUT | 23095-O515- REV C04 | 03.10.2024 |
| SECTION 185 PLAN | 23095-BDC-XX-EL-0551 P05 | 03.10.2024 |
| S185 MANHOLE SCHEDULE | 23095-BDC-XX-EL-0585 P04 | 03.10.2024 |
| PROPOSED PAVEMENT DETAILS SHEET 1 | 23095-BDC-XX-EL-0725 C02 | 03.10.2024 |
| SUDS MAINTENANCE PLAN | 23095-BDC-C-RP-0001 P02 | 03.10.2024 |
| DRAINAGE & LEVELS SITE SECTIONS | 23095-BDC-SK-0010 P03 | 03.10.2024 |
| PHASE II GEOENVIRONMENTAL SITE INVESTIGATION | R3759/24/GI REV D | 03.10.2024 |
| FOUL WATER SEWER DIVERSION LONG SECTION | 23095-BDC-XX-EL-0556 P03 | 19.07.2024 |

| **Reference/Drawing Number** | **Version** | **Date Rec** |
|---|---|---|
| MANHOLE SCHEDULE | 23095-BDC-XX-EL-0575 C02 | 19.07.2024 |
| COMBINED GEOTECHNICAL & GROUND CONTAMINATION RISK ASSESSMENT | P15501/R15180 | 25.11.2024 |
| PROPOSED EXTERNAL WORKS | 23095-1115-REV C03 | 20.05.2024 |
| REMEDIATION STRATEGY | C16281 R15900 | 20.05.2024 |
| SITE ACCESS, PEDESTRIAN & TRAFFIC MANAGEMENT PLAN | P.113 | 20.05.2024 |
| INTERNAL FINISHES SPECIFICATION | C-11/04/2023 | 20.05.2024 |
| SITE PLAN/SITE LOGISTICS PLAN | 0006 REV C1 | 20.05.2024 |
| CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN | P.133 REV B | 20.05.2024 |

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