ADUR DISTRICT COUNCIL

Mr Martin Critchley
Critchley Architecture and Design Ltd
The Old Brewery
15E South Street
Havant
PO9 1BU

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0346/19

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS: 4 DETAILS OF CONSTRUCTION METHOD STATEMENT; 9 DETAILS OF SURFACE WATER DRAINAGE; 10 DETAILS OF BOUNDARY WALLS AND FENCES; 13 DETAILS OF PROPOSED FRONT DOORS; 14 DETAILS OF HARD AND SOFT LANDSCAPING OF APPLICATION NUMBER AWDM/1182/18

Location of Development
75 MANOR ROAD LANCING WEST SUSSEX BN15 0HG

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
30/04/2019

SCHEDULE

Discharged Date - 23/04/2019

4 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) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity.*

Discharged Date - 24/04/2019

9 No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

Discharged Date - 23/04/2019

10 No development shall take place until details of all boundary 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.*

Discharged Date - 23/04/2019

13 Prior to commencement of works details of the proposed front doors shall be submitted to and approved in writing by the Local Planning Authority. Work shall be carried out in accordance with such details and shall remain unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to accord with Polices 15 and 17 of the Adur Local Plan.*

Cont…/

Discharged Date - 23/04/2019

14 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.*

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
PHOTO DETAIL OF FRONT DOOR		10.04.2019
CONSTRUCTION METHOD STATEMENT	19005/DoC/Method stmt#2A	30.04.2019
SUPPRESSION OF DUST DETAILS		28.02.2019
PREVENTION OF MUD ON HIGHWAY DETAILS		28.02.2019
CONSTRUCTION MANAGEMENT & DRAINAGE PLAN	19005_105	28.02.2019
LANDSCAPE REPORT	February 2019	23.04.2019
PROPOSED LANDSCAPING PLAN	19005_106A	28.02.2019
PHOTO EXAMPLE OF FENCING		28.02.2019

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