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/0972/24

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (CONSTRUCTION METHOD PLAN), 4 (MATERIALS AND FLINTWORK), 5 (LANDSCAPING), AND 8 (LIGHTING) OF APPROVED APPLICATION AWDM/0128/23.

Location of Development

ROSECROFT THE STREET SHOREHAM-BY-SEA WEST SUSSEX BN43 5NJ

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
25/09/2024

SCHEDULE

Approved Date - 25/09/2024

3 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Management Plan and shall be adhered to throughout the construction period. The Plan 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;
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
(viii) hours of working which shall be limited to 8am-6pm Monday-Friday and 8.30am-1pm on Saturdays with no working on Sundays or Public Holidays.

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

Approved Date - 25/09/2024

4 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 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.

Prior to the commencement of any flintwork a sample of flintwork indicating the colour, texture and pointing style of the mortar, shall be constructed on the site and inspected and approved in writing by the Local Planning Authority. Thereafter, the flintwork shall be constructed in accordance with the agreed sample panel which shall be retained on site until the development has been completed.

Reason: *To safeguard the character and appearance of the Conservation Area in the interests of visual amenity and to comply with policies 15 and 17 of the Adur Local Plan.*

Approved Date - 25/09/2024

5 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 and residential amenity and to comply with policies 15 and 30 of the Adur Local Plan.*

Approved Date - 25/09/2024

8 No external lighting or floodlighting shall be installed except 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 policies 15 and 34 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
SCHEDULE OF MATERIALS 24/09/2024	400 Rev B	24.09.2024
PLANTING DETAILS EMAIL		16.09.2024
LIGHTING DETAILS EMAIL		24.09.2024
CONSTRUCTION METHOD STATEMENT	Doc No 001 Rev 001	31.07.2024
PROPOSED PLANS	PC01 A	31.07.2024

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