WORTHING BOROUGH COUNCIL

Mr Rob Winnifrith
Accel Consulting Ltd
20 Southwick Street
Southwick
West Sussex
BN42 4TB
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1663/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 15 (DISTRICT HEATING) AND 25 (CONSTRUCTION MANAGEMENT PLAN) OF APPLICATION AWDM/1624/22.

Location of Development
THE MONTAGUE CENTRE LIVERPOOL ROAD WORTHING 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
28/03/2025

Worthing Borough 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 - 27/03/2025
15 District Heating

With the exception of any dismantling works, no development shall take place until a strategy to facilitate connection of the development to a future district heating network, have been submitted to and approved in writing by the Local Planning Authority. This shall:

i) identify potential routes for connecting pipework;
ii) Identify an internal distribution system;
iii) identify plant room space for the future installation of heat interface;
iii) Include a strategy to facilitate the connection of the network to the development and adaptation / transition to the supply of heat from the network;
iv) a timetable for connection to the district heating network and operation of this heating system at the site.

The development shall be carried out in accordance with the details approved under this condition.

Reason: *To provide for connection to a potential future district heating network in the interests of CO2 reduction through energy efficiency in accordance with policies DM16 & DM17 of the Worthing Local Plan 2020 - 2036.*

Approved Date - 27/03/2025
25 Construction Management Plan

No development shall take place, including any works of dismantling, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

i) the anticipated number, frequency and types of vehicles used during construction;
ii) the method of access and routing of vehicles during construction;
iii) the parking of vehicles by site operatives and visitors;
iv) the loading and unloading of plant, materials and waste;
v) the storage of plant and materials used in construction of the development;
vi) the erection and maintenance of security hoarding;
vii) 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);
viii) details of public engagement both prior to and during construction works.

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

Informatives / Notes to Applicant

01. Parking Suspension of On Street Bays

The Council's Parking Management Team advises the following:

Should the contractors require on street parking bays to be suspended for longer than three months, they will be required to submit an application to West Sussex County Council and pay for a TTRO - Temporary Traffic Regulation Order. Details can be found at the following link:
https://www.westsussex.gov.uk/roads-and-travel/traffic-regulation-orders/about-tros/apply-for-a-temporary-tro/

Should utility companies require short term bay suspensions (on street) they should apply via the following link and pay for the suspension:
https://secure.mipermit.com/adurworthing/Application/AuthorityLander.aspx#0

02. Temporary Bin Store

The applicant bins reminded that the temporary bin store at Alexander Terrace are only acceptable for the duration of development works and must be removed and the area re-instated immediately upon the completion of the development works. Please ensure that the an access key is provided to the Worthing Borough Council Waste Cleansing & Fleet Manager, Environment Services: Mark Quartly, who can be contacted at 01903 851729. It is the responsibility of the applicant to ensure that arrangements are made for emptying of bins and that the area is kept clean and free of overspills or fly tipping.

03. Working Hours - Construction Management

The applicant is reminded that working hours under condition 26 are between the hours of: 08.00 and 18.00 on Mondays to Friday and between the hours of 08.30 and 13.00 on Saturday and not at any time on Sundays or Public Holidays. Page 2 of the Demolition Construction Environment Management Plan erroneously refers to 8am on Saturdays, but 8.30am must be adhered to under planning condition 26.

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
REVISED ENERGY STRATEGY SUPPORTING STATEMENT	1983/July 2024	19.07.2024
CMP ADDENDUM (temporary refuse)	Rev A	11.12.2024
ENERGY & SUSTAINABILITY STRATEGY REPORT	REV 2	07.03.2024
DEMOLITION, CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN	REV 3	21.03.2024

Ref: AWDM/1663/23

Reference/Drawing Number	Version	Date Rec
SITE LOGISTICS & SET UP PLAN	210 Rev C	21.03.2024

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