AWDM/1226/23 | Approval of Details Reserved by Conditions 22 (Piling and Groundwater) and 25 (Sustainable Construction and Energy) of Application AWDM/1450/21. | Land East Of 1 To 11 Mercury House Ham Road Shoreham-by-sea West Sussex

Submitted Information

- Energy, Waste and Water Statement prepared by SRE dated 25 September 2023 received 25 September 2023
- SRE BLDG Performance Spec & SAP Summary received 25 September 2023
- Group Task Briefing - CFA – Boring to depth and constructing a pile dated 18 April 2023 received 25 September 2023
- Group Task Briefing - Mobilisation of Plant & Equipment CFA/SFA dated 18 April 2023 received 25 September 2023
- Method Statement for CFA Piling dated 23 March 2023 received 25 September 2023
- Group Task Briefing – Steel Fixing Received 25 September 2023
- Group Task Briefing – DYWIDAG Coupler Assembly Dated 09 June 2023 received 25 September 2023
- Group Task Briefing – CFA Use of Concrete Pump dated 18 April 2023 received 25 September 2023
- Group Task Briefing - CFA Setting up a pile position dated 19 January 2023 received 25 September 2023
- Group Task Briefing – CFA/SFA Rig Guarding & Exclusion Zones Dated 18 April 2023 received 25 September 2023
- Group Task Briefing - CFA – Setting up a CFA piling rig dated 17 January 2023 received 25 September 2023
- Engineers response to Condition 22 dated September 2023 received 25 September 2023

Condition 22 Piling and Ground Water

Piling or deep foundation using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason To prevent development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution in accordance with the paras 183 - 185 of the National Planning Policy Framework 2021 and Policy 34 of the Adur Local Plan 2017.

Assessment

During the course of the application the documents, including the piling method statement were consulted to the Environment Agency, The Council's Environmental Health and Building Control. None of these raise any objection, and the piling methods are acceptable. As such Condition 22 can be fully discharged.

Condition 25 Sustainable Construction

Sustainable Construction and Energy

A. With the exception of any site clearance works, excavations and drainage works, no development shall take place until an amended strategy for energy, heating and water has been submitted to and approved in writing by the Local Planning Authority, to include:

i) Energy efficient building fabric and any mechanical ventilation with heat recovery,
ii) Details of heating
iii) LED internal & external lighting,
iv) Efficient water goods and fixtures to achieve a usage of <105L/Person usage/day.
v) Operational waste management.
vi) Inclusion of renewable energy prediction on site
vii) Calculations of carbon dioxide reductions achieved by i - vi

B. The development hereby approved shall be implemented in full accordance with the details contained at A (i-vii) above. Written confirmation, including professional verification by a suitably qualified person, shall be submitted to and approved in writing by the Local Planning Authority, within 3 months of the first occupation of the development, (or such other time as shall first be agreed in writing by the Local Planning Authority), to confirm that these measures have been fully implemented and achieved the calculated carbon reductions and efficient water usage. The verification document shall include any proposed and timetabled remedial measures if these carbon reductions and water usage rates have not been met, in which event the remedial measures thereby approved shall then be implemented in accordance with that timetable.

Reason: To ensure efficient and renewable energy provision and sustainable construction in accordance with policies 18 & 19 of the Adur Local Plan 2017 and paras 152-158 of the NPPF, 2021

Assessment

The submitted document: SRE BLDG Performance Spec & SAP Summary, summarises values for energy usage and thermal efficiency, including ventilation / air permeability. This is stated to achieve an Energy Performance Certificate (EPC) ‘A’ rating.

The Council's Environmental Health and Building Control team were consulted, each of whom raised no objections to the proposal. Condition 25 can therefore be partially discharged i.e 25a only, with 25b to be discharged post-completion by a verification report.

Conclusion

The details submitted in relation to conditions 22 and 25 are considered acceptable and as such these conditions can be discharged, no.25 partially. The applicant is reminded that this permission related to only conditions 22 and 25 and that there may be other conditions that are outstanding and are not considered as part of this permission.

Officer: Jedd Goodwin-Roberts 27/11/2023

Officer: Stephen Cantwell 30/11/2023