ADUR DISTRICT COUNCIL

HGP Architects Limited
Furzehall Farm
110 Wickham Road
Fareham
PO16 7JH
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1226/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 22 (PILING AND GROUNDWATER) AND 25 PART A) ONLY (SUSTAINABLE CONSTRUCTION AND ENERGY) OF APPLICATION AWDM/1450/21.

Location of Development
LAND EAST OF 1 TO 11 MERCURY HOUSE HAM ROAD SHOREHAM-BY-SEA 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.

GPeck

Gary Peck
Planning Services Manager
01/12/2023

SCHEDULE

Approved Date - 01/12/2023
22 Piling and Groundwater

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.*

Approved Date - 01/12/2023
25 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.*

Informatives / Notes to Applicant

01. Condition 25 - Part a) only approved

This approval relates only to part a) of condition 25. A separate future application for approval of part b) should be submitted at the appropriate time set out in that part.

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
ENGINEERS RESPONSE TO CONDITION 22	Cond 22	25.09.2023
MOBILISATION OF PLANT & EQPT	TB01	25.09.2023
SETTING UP A CFA PILING RIG	TB02	25.09.2023
CFA RIG GUARDING EXCLUSION ZONES	TB03	25.09.2023
CFA SETTING UP A PILE POSITION	TB04	25.09.2023
CFA BORING TO DEPTH & CONSTRUCTING A PILE	TB05	25.09.2023
CFA USE OF CONCRETE PUMP	TB06	25.09.2023
DYWIDAG COUPLER ASSEMBLY	TB07	25.09.2023
STEEL FIXING	TB08	25.09.2023
METHOD STATEMENT FOR CFA PILING		25.09.2023
SRE BLDG PERFORMANCE SPEC & SAP SUMMARY	Cond 25	25.09.2023
SRE ENERGY WATER WASTE STATEMENT	Cond 25	25.09.2023

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