ADUR DISTRICT COUNCIL

Luke Carter
Lewis and Co Planning SE Ltd
2 Port Hall Road
Brighton
BN1 5PD

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0586/21

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 4, (ENABLING WORKS), 33 (SUSTAINABILITY - HEAT NETWORK), 43 -PARTIAL APPROVAL (CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN) AND 45(I) (EMPLOYMENT & SKILLS) OF PREVIOUSLY APPROVED AWDM/0204/20.

Location of Development
KINGSTON WHARF BRIGHTON 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
08/04/2022

Adur District 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 - 07/04/2022

4 The following Enabling Works at condition 3b) shall only be undertaken after the following details have been submitted to and approved in writing by the Local Planning Authority:-

(iii) Breaking-up and crushing of existing hard-standings.

Details of measures to manage and minimise noise, vibration and dust.

(iv) Removal of below ground cables, pipes or ducts
(v) Re-routing of existing sewer main
(vi) River-wall survey works, including excavation to assess existing condition.

Details of measures to be taken to minimise and manage risk of contamination, (including risks to human health and the water environment), noise and dust

The details thereby approved shall be fully adhered to in the undertaking of the respective Enabling Works.

Reason: *To manage existing site contamination to prevent harm to human health and to protect the water environment including groundwater and the River Adur, and to manage impacts of noise, vibration and dust in accordance with paras 170, 178 - 180 of the National Planning Policy Framework 2019, Policy 34 of the Adur Local Plan 2017 and Policies SH6 & SH7 of the Shoreham Harbour Joint Area Action Plan 2019.*

Approved Date - 07/04/2022

33 With the exception of Enabling Works, no other phase of development shall take, unless otherwise agreed in writing, until the following details have been submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the details thereby approved:

i. Details which identify the supply of all space heating and hot water in the buildings by a centralised, communal wet system,

ii. Details which identify and safeguard plant room space for the future installation of heat interface equipment, and/or other plant, required for future connection to a future heat network,

iii. Details of a safeguarded pipe run into, though, and out of the site to connect the plant rooms with the proposed heat network,

iv. A strategy to facilitate the connection of the network to the development; and

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v. A strategy to facilitate access to the site and plant rooms for the heat network developer to carry out works required to connect the site to the Shoreham Heat Network, lay underground infrastructure within the roads, footpaths, open space and public areas of the development, and carry out repair and maintenance work to any heat network infrastructure; and

vi. Measures to protect plant rooms and other related equipment form flood risk

Reason: *To enable the delivery and operation of the planned Shoreham Heat Network in accordance with Policies 8 and 19 of the Adur Local Plan and Policy SH1 of the Shoreham Harbour Joint Area Action Plan 2019.*

Approved Date - 07/04/2022

43 Prior to commencement of enabling works no development shall take place, until a Construction Management Plan in respect of these works 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:

a) the anticipated number, frequency and types of vehicles used during construction,
b) the method of access and routing of vehicles during construction,
c) the parking of vehicles by site operatives and visitors,
d) the loading and unloading of plant, materials and waste,
e) the location of any site compound and site office,
f) the storage of plant and materials used in construction of the development,
g) arrangements for efficient construction waste management,
h) measures to be place to deal with minimise risk of and respond to any accidental spillages including containment and clear-up,
i) a Dust Management Plan incorporating the dust control measures,
j) a commitment to no burning on site,
k) the erection and maintenance of security hoarding, including provision of public information about the development and viewing ports,
l) 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),
m) details of any external lighting during the development//construction period, including provisions to avoid any hazards to shipping and activities at Shoreham Harbour Port, in liaison with the Shoreham Port Authority
n) details of public engagement both prior to and during construction works including neighbouring and nearby residents (including those at Shoreham Beach), businesses and other occupiers.

Reason: *In the interests of highway safety and the amenities of the area and to minimise the risk of pollution, hazards and noise and to safeguard the amenities of neighbouring and nearby occupiers during the period of development works in accordance with Policies 8, 15, 28 & 34 of the Adur Local Plan, 2017 and para 170 & 180 of the NPPF 2019.*

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Approved Date - 07/04/2022

45 i) Prior to the commencement of the development, with the exception of enabling works hereby approved, an Employment and Skills Plan shall be submitted to and approved in writing by the Local Planning Authority to include provisions for working with local learning, skills and employment group (s) and/or colleges and/or training establishments, in order to procure local labour and arrange apprenticeship(s) and skills training during the construction phase.

ii) Prior to the commencement of the use of the business centre building, an Employment and Skills Plan shall be submitted to and approved in writing by the Local Planning Authority to include provisions for working with local learning, skills and employment group (s) and/or colleges and/or training establishments, in order to procure local labour and arrange apprenticeship(s) and skills training during the operational phase, including the provision of apprenticeship(s) and training in the operation of the business centre building.

The approved Employment and Skills Plans thereby approved under i) & ii) above shall be implemented and adhered to throughout the construction phase and in the operation of the business centre development respectively.

Reason: *To promote employment and education facilities alongside the development hereby approved, to accord with the application as submitted and in accordance with the Shoreham Harbour Joint Area Action Plan, 2019.*

Informatives / Notes to Applicant

01. The Applicant should check whether an additional marine licence from the Marine Management Organisation is required. For any activities (including construction, dredging and removals) below the mean high water springs mark, a marine licence may be required. Please note that the requirement for a marine licence is separate from planning permission.

The Applicant is advised to contact the MMO for advice - they can be contacted on 0191 376 2791 (9am to 4.30pm Monday to Thursday, 9am to 4pm on Friday). Further details can also be found on the MMO website:

https://www.gov.uk/government/organisations/marine-management-organisation/services-information.

02. Works and Temporary Works Within the Highway - Implementation and Network Coordination Teams

It is understood that the applicant is in discussion with the Network Coordination Team at West Sussex County Council, as Highway Authority, (the Implementation Team Leader (01243 642105) or Network Permit Officer (0330 222 2432) NetworkCoordination@westsussex.gov.uk) to obtain all appropriate Highway consents for works, including temporary footway closure and associated work. The applicant is reminded that it is an offence to undertake any works within the highway prior to the agreement being in place.

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03. Section 61 Permit.

The Environmental Health Officer for Adur District Council has recommend that the applicant should apply to the Council for separate consent under S.61 of the Control Of Pollution Act 1974, in respect of concrete crushing and associated works and that requirements of that permit including those relating to management of noise, vibration, storage and dust should be adhered to.

04. Southern Water

Southern Water has advised the following:
The details of the proposed sewer diversion under our reference SWS-SUSXE-S185S-000027 needs to be agreed and approved by Southern Water before implementing on site. Our records indicate that a decommissioned water main is crossing the development site. If found during construction works, this apparatus will have to be relocated/removed under Section 185 of the Water Industry Act. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119), SouthernWaterPlanning@southernwater.co.uk

05. Condition 33 - Partial Approval

Partial Approval of is given for details required under condition 33. Further details are required including:
- Pipe routing - depth, pipe sizes,
- Detail of connection to the commercial building and plant spaces therein
- Further details of measures to convert / replace the initial CHP system in order to integrate with the district heating network
- Detail of flood protection for plant.

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
RIVER WALL REPLACEMENT WORKS METHOD STATEMENT	Blanchard Wells Ltd.	07.04.2022
CONSTRUCTION PHASE PLAN - Demolition and Clearance Work	8699 Issue One PMC Ltd.	31.03.2021
REMEDIATION METHOD STATEMENT	(C476PMCRMS) REV 1	31.03.2021
CONDITION 33 - Brief Description Central Plant		31.03.2021
EMPLOYMENT & SKILLS PLAN - PMC Ltd.	Revised October 2021	12.10.2021
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN	Revision A	15.10.2021

Ref: AWDM/0586/21

Reference/Drawing Number	Version	Date Rec
LOGISTICS PLAN	PL200 P2 Logistics Plan	15.10.2021
CONSTRUCTION NOISE ASSESSMENT - 7th Wave	1156.001M 2. NA	12.08.2021
CENTRAL LTHW PLANT ROOM LAYOUT	A6370-017-M08	31.08.2021