ADUR DISTRICT COUNCIL

Ms Johanna Pfeiffer
J H Pfeiffer Architecture & Design
76 Brougham Road
Worthing
BN11 2NU

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/2233/21

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 13 - CONSTRUCTION MANAGEMENT PLAN; CONDITION 18 - GROUND CONTAMINATION RISK ASSESSMENT OF APPROVED APPLICATION AWDM/1774/19.

Location of Development

SUNSHINE DAY NURSERY 6 TARMOUNT LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 6DA

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
09/02/2022

SCHEDULE

Approved Date - 08/02/2022

12 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. 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:-

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

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

Approved Date - 08/02/2022

17 Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-
- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 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
CONSTRUCTION MANAGEMENT PLAN	November 2021	10.12.2021
PRELIMINARY SITE INVESTIGATION & RISK ASSESSMENT REPORT	J14427 Section 1	10.12.2021
PRELIMINARY SITE INVESTIGATION & RISK ASSESSMENT REPORT	J14427 Section 2	10.12.2021
PRELIMINARY SITE INVESTIGATION & RISK ASSESSMENT REPORT	J14427 Section 3	10.12.2021
PRELIMINARY SITE INVESTIGATION & RISK ASSESSMENT REPORT	J14427 Section 4	10.12.2021
PRELIMINARY SITE INVESTIGATION & RISK ASSESSMENT REPORT	J14427 Section 5	10.12.2021
REMEDIATION STRATEGY & IMPLEMENTATION PLAN		10.12.2021

Reference/Drawing Number	Version	Date Rec
CONSTRUCTION PHASE MANAGEMENT PLAN	Dated January 2022	04.02.2022
EMAIL FROM HANNAH POWELL	Dated 07/02/2022	07.02.2022
EMAIL FROM HANNAH POWELL	Dated 02/02/2022	02.02.2022

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