ADUR DISTRICT COUNCIL

Mr Donal Hutchinson
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Victoria Chambers
170-174, South Coast Road
Peacehaven
BN10 8JH
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1778/21

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 4 (PEDESTRIAN VISIBILITY ON FOOTPATH); CONDITION 5 (HIGHWAY WORKS); CONDITION 7 (FOOTPATH WORKS); CONDITION 8 (DRAINAGE): CONDITION 9 (CMS) AND 11 (MATERIALS) OF APPLICATION AWDM/0756/18.

Location of Development

LAND EAST OF 24 TO 30 MANOR CLOSE GARDENER STREET PORTSLADE BRIGHTON & HOVE

The Authority has considered your application, and I can confirm the following condition(s) have been **PARTIALLY APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
10/01/2022

SCHEDULE

Approved Date - 07/01/2022

9 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity having regard to policy 15 and 28 of the Adur Local Plan.*

Approved Date - 07/01/2022

11 Prior to commencement of any above ground construction a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed buildings shall have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 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
PLANNING STATEMENT CONDITIONS		11.11.2021

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

INFORMATIVES / NOTES TO APPLICANT:

01) The following condition(s) have **NOT** been approved:-

04. Prior to commencement of the development hereby permitted, a scheme to lower the fence and planting to the north east of the site and bounding number 36/36A

Gardener Street shall have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include layout plans, elevations, visibility splays and evidence of the agreement with landowners. The agreed scheme shall be implemented in full prior to commencement of development.

Reason: *To ensure that safe and unobstructed access is provided to and from the development and for passing pedestrians, and to comply with policy 28 of the Adur Local Plan and policies TR7 of the Brighton and Hove Local Plan and CP9 of the Brighton and Hove City Plan Part One.*

05. Prior to first occupation of the development hereby permitted, the proposed highway works to provide access to the site shall have been implemented. In addition, double yellow line restrictions at the end of the existing cul-de-sac on Gardener Street, to allow refuse vehicles to access the site unimpeded, shall have been installed.

Reason: *To ensure that safe and unobstructed access is provided to and from the development, including for refuse vehicles, and to comply with policy 28 of the Adur Local Plan and policies TR7 of the Hove Local Plan and CP9 of the Brighton and Hove City Plan Part One.*

07. Prior to commencement of the development hereby permitted, details of all works intended to be undertaken on the footpath, including a specification of materials and the provision of chicane-style safety barriers either side of the vehicular access, shall be submitted to and approved in writing by the LPA in consultation with West Sussex County Council (WSCC) as the highway authority. The development shall be carried out in accordance with the approved details.

Reason: *To ensure that safe and unobstructed use of the footpath is provided for passing pedestrians, and to comply with policy 28 of the Adur Local Plan.*

08. The development hereby permitted shall not be commenced until details of the proposed foul and surface water drainage (including details of drainage to prevent flooding of the public right of way) and means of disposal have been submitted to and approved by the Local Planning Authority and the buildings shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*