ADUR DISTRICT COUNCIL

Charlotte Smith
Cityzen Ltd
Maritime House
Basin Road North
Hove
BN41 1WR

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0224/23

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (SURFACE WATER DRAINAGE SCHEME); 4 (SURFACE WATER DRAINAGE SYSTEM); 9 (HARD/SOFT LANDSCAPING) AND 15 (BOUNDARY/WALLS FENCES) OF PREVIOUSLY APPROVED AWDM/1434/21.

Location of Development
GARAGE BLOCK 123 TO 139 WILMOT 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
09/03/2023

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 - 08/03/2023

3 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To ensure the site is adequately drained.*

Approved Date - 08/03/2023

4 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: *To ensure adequate maintenance and management of the surface warer drainage system.*

Approved Date - 08/03/2023

9 No works or development shall take place until full details of all boundary treatment and hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *To ensure the scheme is adequately landscaped.*

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Approved Date - 08/03/2023

15 No development shall take place until details of all boundary walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently

Reason: *In the interests of amenity and to comply with policy 15 of the Adur District 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
SOFT LANDSCAPE PLAN	DR-L-301 REV 4	08.03.2023
WILMOT ROAD BOUNDARY TREATMENT	DR-A-6001 REV P01	15.02.2023
SOFT LANDSCAPE PLAN	DR-L-301 REV 3	15.02.2023
FOUL & SURFACE WATER DRAINAGE REPORT	REV-P2	15.02.2023
PROPOSED DRAINAGE LAYOUT	101 REV 3	15.02.2023
PROPOSED LEVELS & EXTERNAL WORKS	201 REV 2	15.02.2023
DRAINAGE CONSTRUCTION DETAILS	301 REV 1	15.02.2023
EXTERNAL WORKS CONSTRUCTION DETAILS	401 REV 2	15.02.2023