ADUR DISTRICT COUNCIL

John Smith
Cityzen
Maritime House
Basin Road North
Hove
BN411WR
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0230/25

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (NOISE), 4 (SOUND INSULATION), 7 (CONTAMINATED LAND), 16 (CAR PARKING), 17 (CYCLE PARKING), AND 21 (REFUSE STORAGE) OF APPROVED APPLICATION AWDM/1999/21.

Location of Development
LAND AT 7 TO 27 ALBION STREET SOUTHWICK 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
03/04/2025

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 - 03/04/2025

3 All works, which form part of the approved scheme for protecting the proposed noise sensitive development from noise and vibration from the road, railway and garage and for preventing overheating, shall be completed before any part of the noise sensitive development is occupied. Following completion of the scheme, tests shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential units from noise.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Approved Date - 03/04/2025

4 No flat shall be occupied until sound insulation testing has been carried out between all dissimilar rooms (kitchen/lounges which are positioned directly above, below and adjacent to bedrooms in different flats) and to confirm compliance with Approved Document E specifications of the Building Regulations and the results submitted to the local planning authority.

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Approved Date - 03/04/2025

7 The development shall be carried out in accordance with the Remediation Method Statement approved under application reference AWDM/1630/20 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.*

Cont…/

Approved Date - 03/04/2025

16 No part of the development (other than the refurbished 7-9 Albion Street) shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: *To provide car-parking space for the use having regard to policies 15 and 28 of the Adur Local Plan.*

Approved Date - 03/04/2025

17 The secure, covered cycle parking shown on the plans shall be provided prior to first occupation of the flats hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and having regard to policies 15 and 28 of the Adur Local Plan.*

Approved Date - 03/04/2025

21 No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the approved plans.

Reason: *In the interests of 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
VERIFICATION REPORT	RML 9068	24.02.2025
PRE-COMPLETION SOUND INSULATION TESTING	7633_001R_2-0_CM	24.02.2025
DISCHARGE OF CONDITION 3	7633_002R_2-0_CM	24.02.2025
ANALYTICAL REPORTS		24.02.2025
BIN STORES BLOCKS 1 & 2	PHOTO X 2	24.02.2025
CYCLE STORE BLDGS 1 & 2	PHOTO X 4	24.02.2025
PARKING	PHOTO X 7	24.02.2025
EMAIL FROM CHARLOTTE SMITH	NOISE INFO	26.03.2025

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