ADUR DISTRICT COUNCIL

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

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0507/21

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 3 (PHASING (AND ENABLING WORKS)) 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.

G Peck

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

3 a) Prior to commencement of any works on site a phasing programme, (which shall include any phase or phases of Enabling Works) shall be submitted to and agreed by the Local Planning Authority. Development shall be implemented in accordance with that phasing programme and details required under conditions of this planning permission, shall be submitted and approved in accordance with that phasing programme.

b) For the purposes of the conditions of this planning permission, 'Enabling Works' shall comprise the following:

i. Demolition of existing buildings above ground level.
ii. Removal of building foundations & slab and associated above ground cables, pipes or ducts
iii. Breaking-up and crushing of existing hard-standings.
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.
vii. Site survey works (other than river-wall survey) to inform the design of remediation works.
viii. Creation of a piling mat using clean rubble or similar clean material.

Reason: *To provide for phased but comprehensive and co-ordinated development of the site in accordance with the general and site specific policies set out in the Adur District Local Plan 2017 and 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.

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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.

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
SITE PLAN PHASE 1 (Commercial Handover)	20086-HGP-PL-200 P2	12.08.2021
SITE PLAN PHASE (Block A)	20086-HGP-PL-200 P2	12.08.2021
SITE PLAN PHASE 3 (Block B & C)	20086-HGP-PL-200 P2	12.08.2021
CONSTRUCTION PHASING PLAN - SOILFIX LTD.	SF 0000 C476 OPS DOC CPP	31.03.2021
PHASING PROGRAMME	Rev H	04.04.2022
COMMENCEMENT ENABLING WORKS PHASE	PMC Drawing	15.10.2021