AWDM/0505/23 - Discharge of Conditions 9 & 12.

The Mannings, Surry Street, Shoreham

The details submitted (for the decision notice) are as follows:

- Details of 'Double Decker Classic 375' cycle stand.
- RL51001- CAL- XX- GF- PL- A-0911 (Fire Hydrant plan)
- RL51001-CAL-00-ZZ-A-0405 (sectional details of plant room and cycle storage).
- RL51001- CAL- Z1- GF-PL- A-0201 rev P13 (floorplan including cycle storage)
- RL51001- CAL- Z5- GF-PL- A-0210 rev P12 (floorplan including Sheffield hoop cycle stands)

Condition 9 requires

"No part of the development hereby approved shall be first occupied until cycle parking and storage, including a the secure cycle shed, have been provided in full accordance with plans and details, including design and security arrangements for the cycle shed, which shall first be submitted to and approved by the Local Planning Authority"

Condition 12 requires

"No part of the development hereby approved shall be first occupied until fire hydrant provision has been made in full accordance with plans and details shall first be submitted to and approved by the Local Planning Authority."

Consultations

In relation to condition 9: The Highway Authority have commented that *"the LHA would be satisfied with the content of information proposed and would be satisfied that Condition 9 can be discharged".*

In relation to condition 12 the West Sussex Fire and Rescue Service were consulted and commented as follows (9th May)

"Not sure a fire hydrant condition was ever raised for this site, there was always a fire hydrant within the required distance as shown on the screen shot of our mapping below. Any condition raised may have been to identify that all parts of all flats are within45m of a fire appliance or dry riser outlet. Providing this meets with requirements there should not be any issues."

Assessment

The proposal provides secure and covered cycle storage for the requisite amount of cycle parking. Fire hydrants are adequately located as confirmed by the Fire 7 Rescue Service

Taking account of the responses of these consultees - it is considered that the details can be approved subject to an **Informative as follows:**

1. In relation to condition 13, the Fire Service has confirmed that fire hydrant provision exists for this development. However, it also advises that, all flats should be within 45 metres of a fire appliance or a dry riser outlet to ensure the development meets fire safety requirements.

Neil Holdsworth	Date: 20/06/2023
Stephen Cantwell	Date: 20/06/2023