ADUR DISTRICT COUNCIL

Mrs Charlotte Smith
Cityzen Limited
Maritime House
Basin Road North
Brighton and Hove
BN41 1WR

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0010/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (DUST MITIGATION), 5 (FLOOR LEVELS), 11 (MATERIALS), AND 12 (LANDSCAPE DETAILS) OF PREVIOUSLY APPROVED AWDM/0028/21.

Location of Development
LAND NORTH OF 33 LECONFIELD ROAD LANCING 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
01/02/2023

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 - 01/02/2023

4 Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development. If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: *In the interests of the protection of neighbouring properties from dust.*

Approved Date - 01/02/2023

5 Prior to the commencement of development, details of the floor level of the proposed building and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

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

Approved Date - 01/02/2023

11 No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has 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.*

Approved Date - 01/02/2023

12 No works or development shall take place until full details of all 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: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

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
PLANTING PLAN 2	LR1001	04.01.2023
PROPOSED STREET SCENE & SECTIONS	DR-A-3100	04.01.2023
DUST CONTROL	RP-A-8250	04.01.2023
MATERIALS SCHEDULE	SH-A-5199	04.01.2023
PLANTING PLAN 1	LR1000	04.01.2023
HARD LANDSCAPING	LR1002	04.01.2023

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