ADUR DISTRICT COUNCIL

Mr G Bahra
Alan Camp Architects LLP
88 Union Street
London
SE1 0NW

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0182/22

Details of Development
APPLICATION FOR APPROVAL OF PHASE 1 AND VEHICULAR ACCESS RAMP DETAILS RESERVED BY CONDITION 14 (WATER EFFICIENCY), CONDITION 15 (GROUND WORKS EXC ENABLING WORKS) AND CONDITION 16 (LANDSCAPING EXC ENABLING WORKS) OF PREVIOUSLY APPROVED AWDM/1497/17.

Location of Development
FREE 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
12/02/2024

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 - 12/02/2024

14 The development will be required to meet the optional water efficiency requirement of 110 litres per person per day as set out in Part G2 of the Building Regulations. No above ground works, excluding Enabling Works, shall commence until details of the developers approach to meeting this requirement have been submitted to and approved in writing by the Local Planning Authority.

Reason: *To comply with Policy 18 of the Adur Local Plan and Policy SH1 of the Proposed Submission Shoreham Harbour Joint Area Action Plan.*

Approved Date - 12/02/2024

15 No above ground works, excluding Enabling Works, shall take place until the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

a) particulars and samples of the materials to be used on all external faces of the building;
b) details of all elevations to show typical details of all external components including details of drainage;
c) details of the balconies and wind mitigation measures including details of drainage;
d) details of ground floor elevations including entrances;
e) details of escape doors, gates, doors bin storage entrance and bicycle storage entrance;
f) details of soffits, hand rails and balustrades;
g) details of ground level surfaces including materials to be used;
h) details of external lighting attached to the building including anti-collision lights, lighting to the soffits and lighting to pedestrian routes;
i) details of plant and ductwork to serve the commercial uses;
j) details of ventilation and air-conditioning for the commercial uses;

Reason: *To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the policy 19 of the Adur Local Plan 2017.*

Approved Date - 12/02/2024

16 Prior to the commencement of any development above ground level, excluding Enabling Works, details of the landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) Details of materials
b) Street furniture and lighting
c) Planters, tree pits and planting
d) A timetable for the implementation of the hard and soft landscaping,
e) A maintenance plan to ensure establishment of the soft landscaping.

Development shall thereafter be carried out, and the planting maintained, in accordance with the approved details and timetable.

Reason: *To protect and enhance the character of the site and the area and to ensure that its appearance is satisfactory.*

Informatives / Notes to Applicant

01. West Sussex County Council Highway Authority Works within the Highway

Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place. https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/

02. External Lighting

It is noted that limited information is included for lighting, and is mainly inside the building, for which planning consent is not required. If additional external lighting is required, further consent can be obtained under condition 15 (h).

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
WATER EFFICIENCY CALCS	REV A	07.02.2022
WESTERN LANE	2639-PH1-DT-04	07.02.2022
ELEVATION OF NORTHERN CAR PARK RAMP	2639-PH-DT-06	07.02.2022
PLANTER W&S OF BLOCK H (OFF ROOF SLAB EXAMPLE)	2639-PH1-DT-08	07.02.2022
STREET TREE PLANTER ABOVE BASEMENT ROOF SLAB	2639-PH1-DT-09	07.02.2022
PAVING BUILD-UPS SHEET 1 OF 2	2639-PH1-DT-10	07.02.2022
PAVING BUILD-UPS SHEET 2 OF 2	2639-PH1-DT-11	07.02.2022
GROUND FLOOR SECTIONAL DETAIL CLIMBER DETAILS - BLOCK G & H	2639-PH1-DT-16	07.02.2022
SECTION OF PART M STEP & SEATING UNITS IN PLAZA	2639-PH1-DT-17	07.02.2022

Reference/Drawing Number	Version	Date Rec
RAILINGS TO STEPS	2639-PH1-DT-19	07.02.2022
LOWER GROUND PODIUM DOOR THRESHOLD TO COMMERCIAL UNITS	2639-PH1-DT-20	07.02.2022
SECTIONAL ELEVATION THROUGH RAISED PLANTER, SEATING & PERGOLA	2639-PH1-DT-31	07.02.2022
PODIUM DETAIL, SECTION THROUGH PERGOLA	2639-PH1-DT-32	07.02.2022
PODIUM BENCH DETAILS - COMPOSITE DETAIL BENCH IN RESIN OR DECKING	2639-PH1-DT-33	07.02.2022
UPPER ROOF WINDBREAK DETAIL	2639-PH1-DT-34	07.02.2022
GROUND LEVEL - STRUCTURAL TREE PIT DETAIL	2639-PH1-DT-72	07.02.2022
UNIVERSAL KEY LEGEND FOR HARD & SOFT LAYOUTS AND ALL DETAILED SECTIONS/DRAWINGS	2639-PH1-LA-00	07.02.2022
LANDSCAPE LAYOUT PLAN GROUND FLOOR GA	2639-PH1-LA-01	07.02.2022
LANDSCAPE LAYOUT PLAN BLOCK G PODIUM	2639-PH1-LA-02	07.02.2022
LANDSCAPE LAYOUT PLAN UPPER ROOFS BLOCK H LEVEL 5	2639-PH1-LA-03	07.02.2022
LANDSCAPE LAYOUT PLAN UPPER ROOFS BLOCK G LEVEL 6	2639-PH1-LA-04	07.02.2022
LANDSCAPE MANAGEMENT PLAN PHASE 1		07.02.2022
PLANTING PLAN GROUND LEVEL	2639-PH1-PP-01	07.02.2022
PLANT SCHEDULE - GROUND LEVEL READ WITH 2639-PH1-PP-01		07.02.2022
LANDSCAPE SPECIFICATION - Phase 1	2639 Dated 21-02-22	07.02.2022
BLOCK G CURTAIN WALL TYPES 1	A-6305 S1 REV C04	07.02.2022
BLOCK G NORTH & EAST GA ELEVATIONS	A-2101 S1 REV C05	07.02.2022
BLOCK G SOUTH & WEST GA ELEVATIONS	A-2102 S1 REV C05	07.02.2022
BLOCK H CURTAIN WALL TYPES	A-6307 S1 REV C02	07.02.2022
EXTERNAL WALL JCT 5101	A-5101 S1 REV C01	07.02.2022
BLOCK H NORTH & EAST GA ELEVATIONS	A-2103 S1 REV C05	07.02.2022
BLOCK H SOUTH & WEST GA ELEVATIONS	A-2104 S1 REV C05	07.02.2022

Reference/Drawing Number	Version	Date Rec
EXTERNAL WALL TYPES 1	A-4101 S1 REV C02	07.02.2022
EXTERNAL WALL JCT 5102	A-5102 S1 REV C01	07.02.2022
EXTERNAL WALL JCT 5103	A-5103 S1 REV C01	07.02.2022
EXTERNAL WALL JCT 5104	A-5104 S1 REV C01	07.02.2022
ROOF AND TERRACE JCT 5201	A-5201 S1 REV C01	07.02.2022
ROOF AND TERRACE JCT 5202	A-5202 S1 REV C01	07.02.2022
BALCONY JUNCTIONS 5601	A-5601 S1 REV C01	07.02.2022
BALCONY JUNCTIONS 5602	A-5602 S1 REV C02	07.02.2022
PHASE 1 EXTERNAL OPENING TYPES 1	A-6303 S1 REV C05	07.02.2022
PHASE 1 EXTERNAL OPENING TYPES 2	A-6304 S1 REV C05	07.02.2022
PHASE 1 INTERNAL OPENING TYPES 1	A-6404 S1 REV C02	07.02.2022
PHASE 1 INTERNAL OPENING TYPES 2	A-6405 S1 REV C02	07.02.2022
GROUND FLOOR CONTAINMENT LAYOUT	E-0100 REV C1	07.02.2022
GROUND FLOOR LIGHTING LAYOUT	E-0220 REV C02	07.02.2022
GROUND FLOOR MECHANICAL SERVICES LAYOUT	M-0200 REV C01	07.02.2022
M&E SITE WIDE SERVICES LAYOUT	ME-1000 REV C1	07.02.2022
EXTERNAL MATERIAL SCHEDULE	3117ACAXXSH-A-6101 S1C06	23.05.2022

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