ADUR DISTRICT COUNCIL

Charlie Farrow
Westridge Construction
Ruskin House
Warren Close
Catsfield
TN33 9DZ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0559/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 13 (AIR QUALITY ASSESSMENT) AND CONDITION 19 (DETAILS OF VEHICLE ACCESS) OF APPROVED APPLICATION AWDM/0954/18.

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
31/05/2023

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 - 30/05/2023

13 No flat shall be occupied unless and until an air quality impact assessment of the proposed centralised energy facility has been submitted to and approved in writing by the Local Planning Authority. All boilers and/or CHP plant installed on site shall have a NOx emission rate of less than 40 mg/kWh of dry NOx (at 0% O2).

Reason: *In order to reduce the emissions generated by the development having regard to policy 34 of the Adur Local Plan.*

Approved Date - 30/05/2023

19 The vehicular access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before commencement of construction of the access, which shall be constructed in accordance with the approved details before any flat is occupied. Thereafter such visibility splays and sight lines shall be kept clear of any obstruction.

Reason: *In the interests of highway safety having regard to Manual for Streets and policy 28 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
PLANTROOM LAYOUT	SC2105-M-400 P3	13.04.2023
PLANTROOM SCHEMATIC	SC2105-M-402 P2	13.04.2023
BOILER SPECIFICATION SHEET	EVOMAX 2 80kW	13.04.2023
S278 AGREEMENT PLAN	WG1286/280 P4	13.04.2023

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