ADUR DISTRICT COUNCIL

Mr Courtney Darby
Darby Architectural Ltd
84 Westbourne Street
Hove
BN3 5FA

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0603/23

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 3 (MATERIALS), CONDITION 6 (NOISE PROTECTION) AND CONDITION 7 (CONSTRUCTION MANAGEMENT PLAN) OF APPROVED APPLICATION AWDM/2135/21.

Location of Development
168 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8LL

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
05/07/2023

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 - 04/07/2023

3 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 - 04/07/2023

6 Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from traffic noise has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the ProPG: Planning & Noise - New Residential Development, 2017 and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should be of good acoustic design, include full details of glazing, and a strategy to prevent overheating. The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise

Reason: *In the interests of residential amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

Approved Date - 04/07/2023

7 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 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
MATERIALS PLAN	CON.01	24.04.2023
NOISE IMPACT ASSESSMENT	J3396 Issue 1	24.04.2023
CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN	0336 Rev A	16.06.2023
SITE SET-UP PLAN	0336 CMP.01	16.06.2023

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

Ref: AWDM/0603/23