ADUR DISTRICT COUNCIL

G Andrews
HGP Architects
Furzehall Farm
110 Wickham Road
Fareham
PO16 7JH

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**APPLICATION NUMBER: AWDM/1959/19**

Details of Development

**APPROVAL OF DETAILS RESERVED BY CONDITIONS 5 (SURFACE WATER); 19 (TRAVEL PLAN); 20 (PARKING AND TURNING); 21 (CYCLE STORAGE); 22 (REFUSE STORAGE) AND 25 (NOISE INSULATION) OF PREVIOUSLY APPROVED APPLICATION AWDM/0935/13.**

Location of Development

**FORMER RIVERBANK BUSINESS CENTRE 39 OLD SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5FL**

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
05/03/2020

## SCHEDULE

**Approved Date - 04/03/2020**

5 No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.

**Reason**: *In the interests of road safety.*

**Approved Date - 04/03/2020**

19 No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

**Reason**: *To encourage and promote sustainable transport.*

**Approved Date - 04/03/2020**

20 The development shall not be occupied until the parking spaces, access and turning areas shown on the approved plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than parking, access and turning of vehicles.

**Reason**: *To ensure adequate provision for parking and turning clear of the highway in the interests of highway safety.*

**Approved Date - 04/03/2020**

21 The development shall not be occupied until cycle parking has been provided in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

**Reason**: *To encourage and provide a non-car mode of transport to and from the site.*

**Approved Date - 04/03/2020**

22 The development shall not be occupied unless or until provision for refuse collection from all units on the site has been made in accordance with details to be agreed in writing with the Local Planning Authority

**Reason**: *To ensure the satisfactory provision of facilities in the interests of hygiene, visual amenity and highway safety.*

Cont…/

**Approved Date - 04/03/2020**

25 Each residential property located within the NEC yellow contour band shown on Figure 5.2: PPG 24 Noise Contours - Night of the above report shall have a whole house ventilation system installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and implemented fully in accordance with the approved details before each of the residential units so identified is occupied.

**Reason**: *To ensure that those properties most affected by road and rail noise are appropriately insulated and ventilated to provide an acceptable living environment for the occupiers.*

**Plans Referred to in Consideration of this application:-**

The application has been assessed and the decision is made on the basis of all plans and Travel Plan submitted on 20th December 2019.

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

**Ref: AWDM/1959/19**