ADUR DISTRICT COUNCIL

Mr James Boys
BPM
33 Stoneleigh Avenue
Brighton
BN1 8NP
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as Amended)

APPLICATION NUMBER: AWDM/1616/23

Approval of Details Reserved by Conditions: Condition 5 (Surface Water Drainage); Condition 6 (Drainage Maintenance); Condition 8 (Construction Management Plan); Condition 11 (PV Panels); Condition 12 (Materials) and Condition 13 (Details of Build Over Substation) of approved application AWDM/1863/22

Land South Of 35 To 37 High Street Shoreham-by-sea West Sussex

The Authority has considered your application, and I can confirm the following condition(s) have **BEEN PARTIALLY** approved subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
Date: 14/02/2024

SCHEDULE

The following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans:

Approved Date - 14/02/2024

5 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

Approved Date - 14/02/2024

6 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual

Reason: *To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan.*

Approved Date - 14/02/2024

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

a) the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA;
b) the method of access and routing of vehicles during construction;
c) parking of vehicles of site operatives and visitors;
d) loading and unloading of plant, materials and waste;
e) a commitment to no burning of waste material on site;

f) storage of plant and materials used in constructing the development;
g) the erection and maintenance of security hoarding;
h) wheel-washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
i) measures to control the emission of dust and dirt during construction;
j) details of public engagement both prior to and during construction works;

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

Approved Date - 14/02/2024

11 The PV panels shall be installed in accordance with details to be submitted and approved in writing by the Local Planning Authority prior to their installation.

Reason: *In the interests of sustainability and visual amenity having regard to policies 15, 17, 18 and 19 of the Adur Local Plan.*

Approved Date - 14/02/2024

12 No development above slab level shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows, doors, balcony railing details and details of textured brickwork) 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 details.

Reason: *In the interests of visual amenity and to comply with policies15 and 17 of the Adur Local Plan.*

Plans Referred to in Consideration of this application

The application has been assessed and is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
GENERAL ARRANGEMENT AND STANDARD DETAILS	CES808/01/01 A	05.12.2023
SCHEDULE OF MATERIALS	REV A	12.02.2024
DRAINAGE CALCS	CES808_35-37_Shoreham	05.12.2023
SuDS REPORT	November 2023	20.11.2023
DRAINAGE MAINTENACE & MANAGEMENT MANUAL	10th November 2023	20.11.2023
CONSTRUCTION METHOD STATEMENT	CM.01	20.11.2023
SITE SET UP - CONSTRUCTION PHASE	PC08	20.11.2023
PV DETAILS	PC11	20.11.2023

Reference/Drawing Number	Version	Date Rec
SCHEDULE OF MATERIALS	Dated 29/11/2021	20.11.2023
BALCONY DETAILS	PC12	20.11.2023
MANUFACTURER SPECIFICATION- ALITHERM SERIES	ALITHERM 300	20.11.2023
STANDARD OUTER FRAME & SASH	ALITHERM 300	20.11.2023

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

The following condition(s) have **NOT** been approved.

13 No development shall take place until details of the proposed method of build over the substation has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: *To ensure that a structural pathway for low frequency noise or vibration is avoided in the interests of residential amenity having regard to policy 34 of the Adur Local Plan.*