ADUR DISTRICT COUNCIL

Euan Clark
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United Kingdom

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

**APPLICATION NUMBER: AWDM/1450/22**

Details of Development

**APPROVAL OF DETAILS RESERVED BY CONDITIONS; COND 3 (CONSTRUCTION MANAGEMENT PLAN); COND 5 (SECURE CYCLE PARKING); COND 6 (TRAVEL PLAN); COND 9 (EXTERNAL LIGHTING); COND 11 (SURFACE WATER DESIGN); COND 12 (SURFACE WATER MANAGEMENT); COND 15 (HARD AND SOFT LANDSCAPING); COND 16 (BOUNDARY TREATMENT); OF APPROVED APPLICATION AWDM/1154/21.**

Location of Development

**LAND OPPOSITE 269 TO 287 OLD SHOREHAM ROAD 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
16/11/2022

## SCHEDULE

**Approved Date - 15/11/2022**

3 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. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

- 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's;
- the method of access and routing of vehicles during construction, the parking of vehicles by site operatives and visitors, the loading and unloading of plant, materials and waste, the storage of plant and materials used in construction of the development, the erection and maintenance of security hoarding, a commitment to no burning on site, the provision of 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), details of public engagement both prior to and during construction works;
- methods to control dust from the site;
- 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.*

**Approved Date - 15/11/2022**

5 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

**Reason**: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.*

**Approved Date - 15/11/2022**

6 No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement 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 alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with the National Planning Policy Framework and policy 28 of the Adur Local Plan.*

**Approved Date - 15/11/2022**

9 Details of any floodlighting or external lighting shall be submitted to and approved in writing by the Local Planning Authority before being such lighting is installed. Thereafter, any floodlighting or external lighting shall conform with the approved details.

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

**Approved Date - 15/11/2022**

11 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 - 15/11/2022**

12 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 - 15/11/2022**

15 No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

**Reason**: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

**Approved Date - 15/11/2022**

16 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plans and details of the positions, design, materials and types of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the building is occupied. Thereafter the approved boundary treatment shall be retained permanently.

**Reason**: *In the interests of visual amenity and having regard to policy 15 of the Adur Local Plan.*

## Informatives / Notes to Applicant

01. With regard to the external LED lighting, the applicant is advised that the warm option should be used as this is visually less intrusive to the eye.

## 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 |
|---|---|---|
| PLANTING SCHEDULE & SPECIFICATION | RCo343 Rev 03 | 09.11.2022 |
| SOFT LANDSCAPE LAYOUT | RCo343 01 Rev 05 | 09.11.2022 |
| DETAILED PLANTING (1of2) | RCo343 02 Rev 03 | 09.11.2022 |
| TREE PIT DETAIL | RCo343 04 Rev 00 | 30.08.2022 |
| DRAINAGE TECHNICAL NOTE | D2099 | 05.10.2022 |
| STORM NETWORK DESIGN S1 | D2099 | 05.10.2022 |
| ENGINEERING LAYOUT- PROPOSED LEVEL DESIGN 1of2 | D2099-101 Rev B | 05.10.2022 |
| ENGINEERING LAYOUT- PROPOSED LEVEL DESIGN 2of2 | D2099-102 Rev B | 05.10.2022 |
| ENGINEERING LAYOUT - FOUL & SURFACE WATER DRAIANGE DESIGN 1of2 | D2099-103 Rev C | 05.10.2022 |
| ENGINEERING LAYOUT - FOUL & SURFACE WATER DRAIANGE DESIGN 2of2 | D2099-104 Rev C | 05.10.2022 |
| GROUNDWATER MONITORING RESULTS | P14899 | 05.10.2022 |

| Reference/Drawing Number | Version | Date Rec |
|---|---|---|
| COMBINED GROUND CONTAMINATION RISK ASSESSMENT | R14559 | 05.10.2022 |
| CONSTRUCTION MANAGEMENT PLAN (Pts 1-3) | 6424 June 2022 | 30.08.2022 |
| TRAVEL PLAN STATEMENT (GARDEN CENTRE) | 6423 August 2022 | 30.08.2022 |
| PUBLIC FOOTPATH LIGHTING | 2987 23.06.2022 | 30.08.2022 |
| ELECTRIC VEHICLE CHARGING LAYOUT | 2987-EXL01 P3 | 30.08.2022 |
| EXTERNAL LIGHTING PUBLIC FOOTPATH LIGHTING | 2987-EXL10 P1 | 30.08.2022 |
| EXTERNAL LIGHTING AITE PLAN LUX PLOT | 2987-EXL11 P1 | 30.08.2022 |
| EXTERNAL LIGHTING FOOTPATH LUX PLOT | 2987-EXL12 P1 | 30.08.2022 |
| EXTERNAL LIGHTING SKY LUX PLOT | 2987-EXL13 P1 | 30.08.2022 |
| EXTERNAL WORKS DETAILS (GARDEN CENTRE) | 22025 2.34 | 30.08.2022 |
| FOUL & SURFACE WATER DRAINAGE DESIGN SUMMARY | D2099 26.07.2022 | 30.08.2022 |
| STORM NETWORK DESIGN | D2099 v3 | 30.08.2022 |
| GEOTECHNICAL REFERENCE PLAN | D2099-004 A | 30.08.2022 |
| CONSTRUCTION DETAILS SHEET 1 | D2099-110 | 30.08.2022 |
| CONSTRUCTION DETAILS SHEET 2 | D2099-111 | 30.08.2022 |
| DETAILED PLANTING (2of2) | RCo343 03 Rev 01 | 30.08.2022 |

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

**Ref: AWDM/1450/22**