ADUR DISTRICT COUNCIL

Mr Matthew Naish
Deadspace Designs
19 Valencia Road
Worthing
BN11 4QD
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1648/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (CMP), 5 (MATERIALS), 6 (DRAINAGE), 10 (CYCLE PARKING) AND 11 (EV CHARGING) OF APPROVED APPLICATION AWDM/0166/24.

Location of Development
ST PETER'S HOUSE 107A GARDNER ROAD SOUTHWICK WEST SUSSEX BN41 1PN

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
23/01/2025

SCHEDULE

Approved Date - 23/01/2025

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. 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:-

(i) he 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.*

Approved Date - 23/01/2025

5 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 - 23/01/2025

6 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. The dwelling shall not 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 - 23/01/2025

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

Reason: *To provide alternative travel options to the use of the car in accordance with policies 15 and 28 of the Adur Local Plan.*

Approved Date - 23/01/2025

11 No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To provide sustainable travel options in accordance with current sustainable transport policies having regard to 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
CONSTRUCTION MANAGEMENT PLAN		24.12.2024
SITE SET-UP	DS/GARDNERWEST/ CON3REV1	24.12.2024
SUSTAINABLE DRAINAGE ASSESSMENT	81076R1	24.12.2024
GROUNDWATER MONITORING RESULTS - WS01-W	P16447	24.12.2024
IN-SITU INFILTRATION TEST REPORT	P16447 R16065	24.12.2024
CYCLE STORAGE, EV PROVISION	DS/GARDNERWEST/ CONDS1011 Rev 1	24.12.2024
EMAIL FROM MATT NAISH	DRAINAGE CLARIFICATION	05.09.2024
DETAILS OF CONDITIONS DOCUMENT	REV 1	24.12.2024

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

Ref: AWDM/1648/24