ADUR DISTRICT COUNCIL

HGP Architects
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110 Wickham Road
Fareham
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United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0354/24

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (DESIGN DETAILING), 8 (GATES OR BARRIERS), 31 (BUILDING ENTRANCES), 35 (FIRE HYDRANTS), 36 (AIR QUALITY CONTRIBUTIONS) AND PARTIAL APPROVAL OF CONDITION 37 (PUBLIC ART) OF APPLICATIONS AWDM/1450/21 AND AWDM/1024/23.

Location of Development

LAND EAST OF 1 TO 11 MERCURY HOUSE HAM ROAD SHOREHAM-BY-SEA 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.

G Peck

Gary Peck
Planning Services Manager
23/01/2025

SCHEDULE

Approved Date - 23/01/2025

4 Design Detailing

Prior to commencement of any works above slab level detailed, large-scale drawings (typically at 1:20 scale and with cross sections) of the following external details shall be submitted to and approved in writing by the Local Planning Authority:

i. Windows, doors, and frames;
ii. Roof intersections, eaves, soffits, and parapets;
iii. Rainwater goods;
iv. Balconies, rails, balustrades, and any screens;
v. Grilles, including ventilation grilles;
vi. Typical intersection between brickwork and other materials;
vii. Walls, ceilings, and other external surfaces of the undercroft pedestrian path at Block B.

Development shall be carried out only in accordance with the details thereby approved.

Reason: *In the interests of visual amenity, to ensure a high quality appearance and character of development in accordance with policy 15 of the Adur Local Plan 2017 and paras 126 - 135 of the NPPF, 2023.*

Approved Date - 23/01/2025

8 Gates or Barriers

Any gate or barrier to the car parking area on the site shall be sited at least 6m back from the edge of the public highway. Details of any gate and of any entry control system (if used), shall first be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town And County Planning (General Permitted Development) Order 2015 as amended, or any Order revoking or re-enacting that Order.

Reason: *To provide vehicle waiting space clear of the public highway in the interests of the safety and free flow of vehicular traffic and pedestrians and in the interests of visual amenity, in accordance with policies 15 & 28 of the Adur Local Plan 2017.*

Approved Date - 23/01/2025

31 Security

No development above slab level shall take place until details of secure entrances to buildings, lighting within the site and security for cycle and bin stores have first been submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be implemented and fully adhered to.

Reason: *To ensure a well-designed, good quality and safe environment in accordance with Policy 19 of the Adur Local Plan, para 167 of the NPPF 2021and section 17 of the Crime & Disorder Act 1998 and paragraph 92 of the NPPF, 2023.*

Approved Date - 23/01/2025

35 Fire Hydrants

In the event that the need for additional fire hydrants or other water supply are required as part of the Building Regulations Approval process, the following details shall be submitted:

No works above slab level shall proceed until details showing the proposed location and timetable for installation of fire hydrants or other water supply and their connections to a water feed supply (which is appropriate in terms of both pressure and volume for the purposes of firefighting), shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.

No part of the development shall be first occupied until the fire hydrants / water storage and supply approved under a) above in the approved location (s) to BS 750 standards.

Reason: *In the interests of amenity and in accordance with policy 29 of the Adur Local Plan 2017 and in accordance with The Fire & Rescue Service Act 2004.*

Approved Date - 23/01/2025

36 Air Quality

The use hereby permitted shall not be carried on unless and until details of all operational phase air quality mitigation measures have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the mitigation shall be at least equal to a value of £17,163 as identified in the Phlorum update report (letter) of 13th July 2023, which updates the original addendum of January 2022 to the emissions mitigation assessment contained within Section 7 of the Air Quality Impact Assessment produced by Phlorum dated March 2021.

Reason: *To minimise emissions and impact on air quality in accordance with Policy 34 of the Adur Local Plan 2017 and paras 174 and 186 of the National Planning Policy Framework, 2023.*

Approved Date -

37 Public Art

Prior to any development above slab level,(or at such other time as shall be first agreed in writing by the Local Planning Authority, details of a scheme for public art shall be submitted to and approved in writing by the Local Planning Authority. This shall include a description of the type and location of art and arrangements

for its procurement and implementation, including timing of this. The approved details shall thereafter be adhered to in the development hereby approved.

Reason: *To ensure the provision of public art in the development hereby approved, in accordance with Policy 15 of the Adur Local Plan 2017, the Council's Developer Contribution Guidance document 2013 and the National Planning Policy Framework, 2023.*

Informatives / Notes to Applicant

01. Condition 37 - Public Art

The approval under Condition 37 relates to the Public Art Installation document as amended in December 2024. This amends the version submitted in March. Whilst there is no revision number on the document, it can be identified by the inclusion on page 6 of the wording: 'Artworks should also be "non-climbable", be no taller than 3 metres in height and weigh no more than 2 tonnes/m2'.

02. Condition 36 - Air Quality

Approval of Air Quality mitigation is on the basis that the cost of car club provision, as evidenced by the example contract information received from PMC Construction on 16th January 2025 concerning car club provision in Shoreham to the developer, will match or exceed the required £17,163 when applied to this development. If it is less than this, the applicant should seek further approval from the Local Planning Authority, including further mitigation.

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
TYPICAL BLOCK B FLOOR PERIMETER TO BRICK WALL OVER OPEN SPACE	D-A-6318 C1	19.11.2024
BLOCK B FLOOR OVER OPEN SPACE TO EXTERNAL WALL ON FLOOR BELOW (ALONG GRID B4)	D-A-6319 C1	19.11.2024
TYPICAL BLOCK B 1ST FLR JUNCTION TO BRICK WALL OVER OPEN SPACE BELOW	D-A-6321 C1	19.11.2024
EXTERNAL RAILING / GATE INFORMATION	D-A-1060 REV C1	20.11.2024
TYPICAL EXTERNAL FENCE & GATE OPTION 2	D-A-1061A C1	20.11.2024
PUBLIC ART INSTALLATION	(Amended December 2024)	04.12.2024

Ref: AWDM/0354/24

Reference/Drawing Number	Version	Date Rec
2no. Emails from PMC Construction	16-01-25 14.00 -14.04hrs	16.01.2025
Example Car Club cost for Hyde Housing in Shoreham	IP18195R	16.01.2025
COMMERCIAL UNITS:TYPICAL CURTAIN WALL CILL WITH DOUBLE DPC	D-A-6101A P1	04.07.2024
COMMERCIAL UNITS:TYPICAL DOOR CILL WITH DOUBLE DPC	D-A-6102A P1	04.07.2024
COMMUNAL:TYPICAL GF SIDELIGHT CILL WITH DOUBLE DPC	D-A-6103A P1	04.07.2024
ANCILLARY:TYPICAL LOUVRED DOOR CILL WITH DOUBLE DPC	D-A-6106A P1	04.07.2024
PITCHED ROOF EAVES	D-A-6200A P1	04.07.2024
PITCHED ROOF VALLEY GUTTER	D-A-6201A P1	04.07.2024
PITCHED ROOF VALLEY GUTTER HOPPER OUTLET	D-A-6202A P1	04.07.2024
TYPICAL TERRACE PARAPET	D-A-6203A P1	04.07.2024
TYPICAL TERRACE DOOR THRESHOLD	D-A-6205A P1	04.07.2024
LONG SECTION THROUGH TYPICAL ACCESS HATCH IN 225MM THK FLAT ROOF SLAB	D-A-6206A P1	04.07.2024
CROSS SECTION THROUGH TYPICAL ACCESS HATCH IN 225MM THK FLAT ROOF SLAB	D-A-6207A P1	04.07.2024
CROSS SECTION THROUGH TYPICAL 1.0M2 AOV IN 225MM THK FLAT ROOF SLAB	D-A-6208A P1	04.07.2024
LOW TERRACE PARAPET WITH GUARDING	D-A-6215A P1	04.07.2024
BLOCK B LEVEL 06 TERRACED FLAT ROOF TO SLOPING ROOF EAVES JUNCTION	D-A-6218A P1	04.07.2024
BLOCK B RECESSED BALCONY SOFFIT	D-A-6229A P1	04.07.2024
TYPICAL BLOCK A 1ST FLR WINDOW CILL OVER COMMERCIAL UNITS DOOR HEAD	D-A-6303A P1	04.07.2024
TYPICAL WINDOW HEAD & CILL AT UPPER FLOOR PERIMETER IN CLAD WALL	D-A-6310A P1	04.07.2024
TYPICAL BLOCK A FLOOR PERIMETER TO BRICK WALL OVER OPEN SPACE	D-A-6317A P1	04.07.2024
TYPICAL WINDOW OVER RECESSED BRICK PANEL SECTION	D-A-6332A P1	04.07.2024

Reference/Drawing Number	Version	Date Rec
TYPICAL BLOCK A 1ST FLR WINDOW CILL OVER COMMUNAL DOOR HEAD	D-A-6340A P1	04.07.2024
TYPICAL BLOCK A 1ST FLR BOLT-ON BALCONY DOOR CILL IN BRICK WALL OVER COMMUNAL DOOR HEAD	D-A-6501A P1	04.07.2024
TYPICAL BLOCK A BOLT-ON BALCONY DOOR CILL IN CLAD WALL OVER OPEN SPACE	D-A-6504A P1	04.07.2024
TYPICAL UPPER FLOOR BOLT-ON BALCONY IN BRICK WALL	D-A-6508A P1	04.07.2024
TYPICAL IN-SITU BALCONY (1.575m DEEP) AT 2ND FLOOR	D-A-6510A P1	04.07.2024
TYPICAL IN-SITU BALCONY DOOR CILL AT 2ND FLOOR	D-A-6511A P1	04.07.2024
TYPICAL IN-SITU BALCONY WITH ALTERNATIVE FACING	D-A-6514A P1	04.07.2024
TYPICAL BLOCK A 1ST FLR BALCONY DOOR CILL IN BRICK WALL OVER OPEN SPACE	D-A-6516A P1	04.07.2024
STANDING SEAM CLAD BALCONY SCREEN SECTION	D-A-6519A P1	04.07.2024
BLOCK B RECESSED BALCONY OVER COMMERCIAL UNIT SECTION	D-A-6525A P1	04.07.2024
BLOCK B, PLOT B-01-02 1ST FLR BALCONY IN BRICK WALL OVER COMMERCIAL SECTIONS	D-A-6532A P1	04.07.2024
WOLF MINI WALLPACK CCT BLACK DETAILS	AWOLF/MINI/BLK	10.12.2024
CAMERA MOUNT JUNCTION BOX SPECIFICATION	DH-PFA139	10.12.2024
EYEBALL WIZSENSE NETWORK CAMERA SPECIFICATION	DH-IPC-HDW3541EM-S-S2	10.12.2024
ENTROTEC DOME CAMERA SPECIFICATION	PRO-VRD-IP-A	10.12.2024
CROSS SECTION THROUGH TYPICAL ACCESS HATCH	D-A-6207- A-P1	04.07.2024
BLOCK A ELECTRONIC ACCESS, CCTV & EXTERNAL LIGHTING	J8300/SK101 ORG	15.03.2024
BLOCK B ELECTRONIC ACCESS, CCTV & EXTERNAL LIGHTING	J8300/SK201 ORG	15.03.2024
AIR QUALITY ASSESSMENT	9168.S v3	15.03.2024
FIRE STRATEGY - SITE PLAN	D-A-7000 P4	15.03.2024
PARKING AREAS:HIT & MISS BRICK FEATURE WALL PLAN	D-A-6112 P2	15.03.2024

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