ADUR DISTRICT COUNCIL

Mr Courtney Darby
Darby Architectural Ltd
84 Westbourne Street
Hove
BN3 5FA

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0603/24

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (BOUNDARY TREATMENT), 5 (HARD AND SOFT LANDSCAPING), 6 (FOUL AND SURFACE WATER DETAILS) AND 11 (CONSTRUCTION MANAGEMENT PLAN) OF AWDM/1247/23.

Location of Development

LAND BETWEEN 76 AND 78A BRIGHTON ROAD LANCING 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
27/08/2024

SCHEDULE

Approved Date - 20/08/2024

4 No development above slab level 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 levels of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the buildings are 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.*

Approved Date - 20/08/2024

5 No development above slab level 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 - 27/08/2024

6 No development shall commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water. The scheme shall include detailed surface water drainage network calculations for the site. The surface water drainage calculations must demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms that show that there is no flooding in the critical storm for storm events up to the 1 in 100 (1%) AEP and any above ground flooding is safe and does not leave the site uncontrolled. Construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms, and a construction method statement shall also be submitted and agreed in writing by the local planning authority. The scheme, to be approved by Southern Water, shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (16290/01/HOP/RPT/01-Flood Risk & Drainage Assessment) and Drawings (16290-HOP-ZZ-XX-DR-C-0100-Drainage Layout 11/01/2024) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local

Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

Approved Date - 20/08/2024

11 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) the 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.*

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
DRAINAGE LAYOUT	DR-C-0100-REV P6	16.08.2024
DRAINAGE CALCS		16.08.2024
DRAINAGE CALCS		16.08.2024
CEMP (Plan)	C.03	31.05.2024
CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN (CEMP)		08.05.2024
DETAILS	C.02	08.05.2024
DRAINAGE DETAILS	DR-C-0101 P2	08.05.2024

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