Development Management – Delegated Officer Report

Application Number: **AWDM/2220/21** **Recommendation: Approve**

Site: **The Mannings, Surrey Street, Shoreham**

Proposal: Approval of Details Reserved by Conditions 14 (Energy Statement) and Condition 15 (Noise) of previously approved AWDM/1281/19.

Conditions 14 & 15 require:

14. **Sustainable Energy**

With the exception of any demolition works, no development shall take place above ground until the following details have been submitted to and approved in writing by the Local Planning Authority, and all development pursuant to this permission shall be carried out in accordance with the details approved under this condition:

a) Details which identify the supply of all initial space heating and hot water in the buildings by a centralised, communal wet system;

b) Details which identify and safeguard plant room space for the future installation of heat interface equipment, and/or other plant, required for future connection to the future Shoreham Heat Network;

c) Details of a safeguarded pipe run into, though, and out of the site to connect the plant room (s) with the proposed heat network;

d) A strategy to facilitate the connection of the network to the development, including provisions to enable transition from the initial heating system to a system connected to the Shoreham Heating Network ; and

e) A strategy to facilitate access to the site and plant rooms for the heat network developer to carry out works required to connect the site to the Shoreham Heat Network, lay underground infrastructure within the roads, footpaths, parking areas, open space and common or public areas of the development, and carry out repair and maintenance work to any heat network infrastructure.

Reason: *To enable the delivery and operation of the planned Shoreham Heat Network having regard to Policy 19 of the Adur Local Plan and paragraph 154 and 157 of the National Planning Policy Framework, 2021.*

15. Noise

With the exception of any demolition works, no development shall take place until details of a sound insulation scheme for protecting the proposed residential flats and neighbouring dwellings from noise or vibration from any plant or tank rooms or lift mechanism have been submitted to and approved by the Local Planning Authority. The objective of the sound insulation scheme shall be to ensure that noise from these

facilities is inaudible in any of the new flats and in any of the existing neighbouring properties.
Reason: *To protect future and existing occupiers from noise disturbance in accordance with Policies 15 & 34 of the Adur Local Plan 2017.*

Submitted Information

RL51001-CPW-00-GF-PL-M-18100 S3 P03 - Mechanical Services Layout

RL51001 – CPW Number 210052
Condition 14 Sustainable Energy, including:

- Appendix drawing 190004 SDP M 300-001 T3,

RL51001 – CPW Number 210052
Condition 15 - Sustainable Energy (including Air Source Heat Pump Unit details)

Energy Assessment - Silcock Dawson 190004 V1.0

Planning History:

AWDM/1281/19: Demolition of existing building and structures and construction of building ranging in height from three to six storeys providing 74 residential units comprising 28no. 1 bedroom, 40no. 2 bedroom and 6 no. three bedroom units, including 27 car parking spaces 3 of which are wheelchair accessible, 86 cycle parking spaces, amenity space, soft and hard landscaping and associated ancillary facilities. **Approved 15th October 2021**

Consultations:

Environmental Health: No objection

Noise from plant room acceptable (01/05/2025)

Housing & Health (Private Housing): No comment (21/12/2021)

Building Control Officer: (Energy details) The basic scheme information to date appears satisfactory however a detailed design by a services engineer would be needed to ascertain the full feasibility and practical implications of this being incorporated into the building (11/08/2022)

Relevant Planning Policies:

Adopted Adur Local Plan, 2017
National Planning Policy Framework (CLG 2024)
Planning Practice Guidance

Planning Assessment

Condition 14 - Energy

In accordance with the strategy of the 2019 planning permission, this application proposes a communal wet heating system fed from a ground floor plantroom. This is located in the approved plant room at the site entrance. Heat is to be supplied by a combination of air source heat pumps (ASHPs) and gas fired boilers. The ASHP are located outside the rear wall of the plant room.

A pipework route is provided along the site access to Surry Street. This allows for district heat network (DHN) supply to be connected if available in the future. The applicant's strategy describes how a future direct DHN connection would by-pass the gas boilers and ASHP. It also states that the safeguarded below ground pipework route will ensure that the major building entrances to the site are not disrupted in the event of DHN connection; also that temporary access for car parking will need to be agreed whilst this work is going on.

The Building Control officer advises that submitted information appears satisfactory. Section b) of the document 'RL51001 – CPW Number 210052 Condition 14' and Appendix drawing 190004 SDP M 300-001 T3, show the routing of multiple underground pipework runs in the communal car park to supply the building, as required by parts b) & e) of the planning condition.

Beyond this the drawing: Mechanical Services Layout RL51001-CPW-00-GF-PL-M-18100 shows the distribution of pipework through the ground floor, with ceiling voids and risers to upper floors. Recent discussions with the recently engaged new project team (with Calford Seaden, May 2025), indicate that this will not require any building amendments, beyond those which are already subject of the current Non Material Amendment application (AWDM/0721/23). Building works have recommenced after a 12 month pause.

Condition 15 - Noise from Plant

The Environmental Health officer has confirmed that the acoustic performance of the ASHP units and their position is acceptable: document RL51001 – CPW Number 210052 Condition 15 - Sustainable Energy (including Air Source Heat Pump Unit details) . This can be approved under condition 15.

Recommendation: Approve

Case Officer: Stephen Cantwell Date: 13/06/2025

Authorised by: Gary Peck Date: 13 June 2025