ADUR DISTRICT COUNCIL

Mr Rob Winnifrith
Accel Consulting Ltd
20 Southwick Street
Southwick
BN42 4TB
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0553/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (CEMP), 5 (PHASING (AND ENABLING WORKS)) AND 8 (ENABLING WORKS) OF AWDM/1962/22 - ALLOWED ON APPEAL REF: APP/Y3805/W/23/3320322.

Location of Development
LAND AT FORMER 5 BRIGHTON 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
20/09/2024

SCHEDULE

Approved Date - 20/09/2024

4 Prior to commencement of enabling works no development shall take place, until a Construction Management Plan in respect of these works 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:

a) the anticipated number, frequency and types of vehicles used during construction;
b) the method of access and routing of vehicles during construction;
c) the parking of vehicles by site operatives and visitors;
d) the loading and unloading of plant, materials and waste;
e) the location of any site compound and site office;
f) the storage of plant and materials used in construction of the development;
g) arrangements for efficient construction waste management;
h) measures to minimise risk of and respond to any accidental spillages including containment and clear-up;
i) a Dust Management Plan incorporating the dust control measures;
j) a commitment to no burning on site;
k) the erection and maintenance of security hoarding, including provision of public information about the development and viewing ports;
l) 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);
m) Arrangements for regular and responsive traffic management liaison with other imminent or active development sites in the Western Harbour Arm and A259 Brighton Road;
n) details of any external lighting during the construction period, including provisions to avoid any hazards to shipping and activities at Shoreham Harbour Port, in liaison with the Shoreham Port Authority;
o) details of public engagement both prior to and during construction works including neighbouring and nearby residents (including those at Shoreham Beach), businesses and other occupiers.

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

Monday - Friday 08:00 - 18:00 Hours
Saturday 08:30 - 13:00 Hours
Sundays and Bank/Public Holidays no work is permitted.

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Approved Date - 20/09/2024

5 Prior to commencement of any works on site a phasing programme, (which shall include any phase or phases of Enabling Works) shall be submitted to and agreed by the Local Planning Authority. Development shall be implemented in accordance with that phasing programme and details required under conditions of this planning permission, shall be submitted and approved in accordance with that phasing programme. For the purposes of the conditions of this planning permission, 'Enabling Works' shall comprise the following:

a) Demolition of any structures above ground level;
b) Removal of building foundations & slab and associated above ground cables, pipes or ducts;
c) Breaking-up and crushing of existing hard-standings;
d) Removal of below ground cables, pipes or ducts;
e) Re-routing of existing sewer main;
f) River-wall survey works, including excavation to assess existing condition;
g) Site survey works (other than river-wall survey) to inform the design of remediation works;
h) Creation of a piling mat using clean rubble or similar clean material.

Approved Date - 20/09/2024

8 The following Enabling Works at condition 5 shall only be undertaken after the following details have been submitted to and approved in writing by the Local Planning Authority:

(c) Breaking-up and crushing of existing hard-standings. Details of measures to manage and minimise noise, vibration and dust. (d) Removal of below ground cables, pipes or ducts (e) Re-routing of existing sewer main (f) River-wall survey works, including excavation to assess existing condition. Details of measures to be taken to minimise and manage risk of contamination, (including risks to human health and the water environment), noise and dust. The details thereby approved shall be fully adhered to in the undertaking of the respective Enabling Works.

Informatives / Notes to Applicant

01. In phase 3 it is expected that occupation of Block D will happen only after the site office/welfare is removed in order to provide the parking and manoeuvring spaces for that block.

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
CEMP	Rev 2	18.09.2024
PHASING & ENABLING WORKS	Rev 0	26.04.2024
PHASE 1 SITE ENABLING & RIVER WALL CONSTRUCTION	220	26.04.2024
PHASE 2 FOUNDATION, SUPER STRUCTURE & FIT-OUT	221	26.04.2024
PHASE 3 BLOCKS A, B & C OCCUPATION	222	26.04.2024

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