ADUR DISTRICT COUNCIL

Mr Jim Miller
Jim Miller Design Ltd
92 Livingstone Road
Hove
BN3 3WL
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1586/22

Details of Development
APPROVAL ON DETAILS RESERVED BY CONDITIONS: CONDITION 4 (CONTAMINATION REPORT & REMEDIATION DETAILS); CONDITION 7 (CONSTRUCTION MANAGEMENT PLAN); CONDITION 8 (LANDSCAPING) OF APPROVED APPLICATION AWDM/0015/22.

Location of Development
114 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HB

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
26/10/2022

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

PARTIALLY Approved Date - 26/10/2022 (See Informative)

4 Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-

- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

Approved Date - 26/10/2022

7 No development shall commence unless and until a construction/demolition management plan (including storage of construction materials /equipment/ parking/disposal of waste and surplus materials, dust suppression scheme and hours of construction) has been submitted to and agreed by the Local Planning Authority. The construction /demolition shall not be carried out other than in full accordance with any such approval.

Reason: *In the interests of highway safety and to minimise harm to residential amenity and to control potential pollution events having regard to policies 15, 28, 31, 34 and 35 of the Adur Local Plan.*

Approved Date - 26/10/2022

8 No works or development 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.*

Informatives / Notes to Applicant

01. Please note that Condition 4 is only PARTIALLY approved and that Part 4 of Condition 4 remains outstanding and requires the submission of further details.

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
DEMOLITION ENVIRONMENTAL MANAGEMENT PLAN		30.09.2022
SUPPLEMENTAL INFORMATION COVERING LETTER	Dtd 21.10.2022	21.10.2022
VISUALISATION OF PLANTING SCHEMES (COND 8)	October 2022	21.10.2022
REMEDIATION STRATEGY	R15350	28.09.2022
CONTAMINATION REPORT	R14756	28.09.2022
CONSTRUCTION MANAGEMENT PLAN	Dated 24/08/22	28.09.2022

Reference/Drawing Number	Version	Date Rec
LANDSCAPE MASTERPLAN	Drg 1000	28.09.2022

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