

MH Architects Ltd
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ

Date: 21st October 2021

Please ask for: Mrs A Gardner
Tel: 01903 737529

Your Ref:

Our Ref: AB/113/21/DOC

Dear Davis,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under AB/39/18/PL relating to conditions 3-
Construction Management Plan, 4-surface water drainage & 5-foul & surface water sewerage disposal.
30 Ellis Close Arundel BN18 9LG

Notification regarding the above application:

Condition Number 4

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactory drained in accordance with policies D DM1 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition cannot be discharged for the following reasons:

1. On the assumption that the surface water sewer being connected to is deemed vested under 2011 legislation, please provide evidence of Southern Water's approvals to the connections is required.
2. New highway gully to be connected via oblique junction - add note.
3. Connections to be made to existing manholes (2no.) to be made at soffit to soffit level - indicate level and connecting pipe diameter.
4. Upgrade yard gullies to road gullies to provide increased resilience.
5. Where existing surface water drain is to be grubbed up - add note that manhole is to be made good inside.
6. Proposed manhole cover replacements (2no.) to be ductile iron. Please also specify loading grade.
7. Show rainwater pipes including points of connection. Connections to be made to manholes where possible or via oblique junctions.
8. Note referring to the proposed connection to the existing manhole in the car park area refers to a saddle connection and foul and needs adjusting.
9. 1200mm catchpit construction detail - specify ductile iron cover/frame & polypropylene coated step rungs/irons.

In addition, the discharge of this condition cannot be considered further since planning permission AB/39/18/PL expired on 03-10-2021 and cannot lawfully be implemented. A new planning application for the development the subject of this DOC will need to be submitted in due course.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning