

Sussex Building Consultancy Limited
3 Northcote Road
Bognor Regis
PO21 5LZ

Date: 17th December 2021

Your Ref:

Our Ref: AL/124/21/DOC

Please ask for: Michael Eastham

Tel: 01903 737772

Dear Mr Moore,

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 AL/50/21/PL relating to conditions 3-schedule of materials & finishes, 6-covered and secure cycle parking spaces, 8-level survey, 9-surface water drainage scheme, 11-connection into the 150mm diameter foul water sewer, 12-decentralised, renewable & low carbon energy supply system & 14-landscaping details

L'Apache Westergate Street Westergate PO20 3SQ

Notification regarding the above application:

Condition Number 9

No development shall take commence until a surface water drainage scheme, based on sustainable drainage principles, has 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.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy W SP1, Policy W DM1, Policy W DM2 and Policy 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 **APPROVE details reserved by this condition**

The following information submitted regarding Condition 9 imposed on planning permission AL/50/21/PL: relating to a surface water drainage scheme is approved and the condition is hereby discharged.

- Surface Water Drainage Proposals Checklist, Version 3.0 (20.11.2019).
- The Design Parameters for the Proposed Geo-cellular Structural Soakaway Installations S/A#1 and S/A#2, prepared by Mate Geo-Technic Services, 7th September 2021.
- The Design Summary for the proposed paving (storage) soakaway structure (perm-01) located as the Access and Turning Areas, prepared by Mate Geo-technic Services, 3rd September 2021.
- The Design Summary for the proposed permeable paving (self-drain) soakaway structures (perm-02) located adjacent to the front, prepared by Mate Geotechnic Services, 3rd September 2021.
- Drawing No. MGS-AL/50/21-rev02 - Surface Water Drainage Site Plan Sheet #1 of 2.
- Drawing No. MGS -AL/50/21-rev02 - Constructional Details.

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