

Ben Smith

From: Chris Slade [REDACTED]
Sent: 02 September 2020 13:05
To: Ben Smith
Cc: Kieran Naphine [REDACTED] Luke Honeywill
Subject: RE: AL/51/20/PL - Tyrone House - PRE COM CONDITIONS DRAINAGE AND TREES
Attachments: C1340_100_P1_Drainage Layout.pdf; C1340_300_P2_Drainage Details.pdf; C1340_400_P_Impermeable Areas.pdf; C1340_Flow Report_A.pdf

Hi Ben

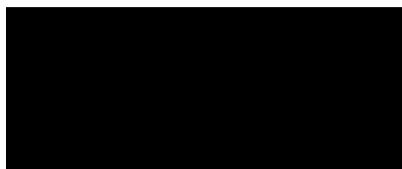
Drawings attached. Responses below:

- 1. The infiltration testing results and groundwater monitoring results supplied indicate that infiltration is viable. I understand from previous correspondence that depths of connection to permeable paving has precluded the use of infiltration. Further information on this point should be provided to support the ruling out of the use of infiltration. What depth would diffuser tanks be if upstream pipes were set to minimum falls? After taking into account the 5m rule, the IL of the diffuser tanks will be around 650mm minimum below CL. This will result in the tank being below formation level, therefore this is not a viable option.*
- 2. The drawing supplied shows a proposed connection to ordinary watercourse against the direction of flow, an alternative connection location is required. Updated to reflect this.*
- 3. The calculations supplied do not include details of impermeable areas, the attenuation tank modelled or the flow control modelled. These details must be included in printouts to facilitate verification. Updated to show this.*
- 4. An impermeable areas plan must be provided. Find attached.*
- 5. Construction detail drawings of permeable paved area must be provided to evidence that this will have a fully permeable construction. Updated details drawing to show this.*

Kind regards

Chris Slade **FIHE**
CGS Civils Ltd





Drainage Design | SuDS | Flood Risk Assessments | Highways | External Works

Richard Cobden House | Lion Street | Chichester | West Sussex | PO19 1LW

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From: Ben Smith <[REDACTED]>
Sent: 26 August 2020 09:07
To: Chris Slade [REDACTED]
Cc: Kieran Napthine [REDACTED]
Subject: FW: AL/51/20/PL - Tyrone House - PRE COM CONDITIONS DRAINAGE AND TREES

Hi Chris

They are not allowing an extension of time – so we'll have to accept pre-commencement conditions (see below). However, could you please issue the additional information requested by middle of next week so that we can lodge a discharge of conditions application on receipt of the permit.

Please also progress any other permissions we need.

Thanks

Ben

From: Amy Myer <[REDACTED]>
Sent: 25 August 2020 15:30
To: Ben Smith [REDACTED]
Cc: Amy Myer [REDACTED]
Subject: FW: AL/51/20/PL - Tyrone House - PRE COM CONDITIONS DRAINAGE AND TREES

Hi Ben

Have received below comments (see email) from our Drainage Advisor.

We cant accept amended information at this stage, and cannot grant an EOT, so please email me by tomorrow COB to confirm agreement to these pre-commencement drainage (and below trees) conditions.

In addition, I can confirm Ecology Officer is now satisfied subject to conditions, as are Trees officer subject to below pre-commencement condition:

Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) – at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plans, Arbtech TPP 01 (Construction) and Arbtech TPP 01 (Demolition), July 2020.**

- A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

NB Due to current caseloads, I plan to write up my report next Monday or Tuesday for the decision to be issued on Weds 2nd Sep – so it will be great if you could please be on 'stand-by' (or provide client details for me to get agreement) so once I've finalise the pre-com conditions I can get agreement on any more next Tuesday 1st Sep

Kind regards
Amy

Amy Myer
BA Hons, MSc, MRTPI
Senior Planning Officer
Directorate of Place



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Laura Gibbons <[REDACTED]>

Sent: 25 August 2020 15:17

To: Planning.Responses <[REDACTED]>

Cc: Amy Myer <[REDACTED]> Sarah Burrow <[REDACTED]>

Subject: AL/51/20/PL

Dear Amy,

Thank you for reconsulting us on this application. The information submitted is insufficient to avoid the need for pre-commencement conditions.

Should the applicant wish to avoid pre-commencement conditions the following comments must be addressed prior to determination:

1. The infiltration testing results and groundwater monitoring results supplied indicate that infiltration is viable. I understand from previous correspondence that depths of connection to permeable paving has precluded the use of infiltration. Further information on this point should be provided to support the ruling out of the use of infiltration. What depth would diffuser tanks be if upstream pipes were set to minimum falls?
2. The drawing supplied shows a proposed connection to ordinary watercourse against the direction of flow, an alternative connection location is required.
3. The calculations supplied do not include details of impermeable areas, the attenuation tank modelled or the flow control modelled. These details must be included in printouts to facilitate verification.
4. An impermeable areas plan must be provided.
5. Construction detail drawings of permeable paved area must be provided to evidence that this will have a fully permeable construction.

If this information cannot be provided prior to determination we request that the following conditions are applied:

PCENG2

“Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. No building / No part of the extended 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 satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

And the accompanying informative:

“Infiltration structures must cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.”

PCENG D3

“The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site. “

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

And the accompanying informative:

INFORM D2

“Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens. The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.”

Kind regards,

Laura Gibbons

Engineer, Adur & Worthing Councils

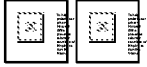
Phone: [REDACTED]

Email: [REDACTED]

Website: [REDACTED]

Address: Facilities & Technical Services, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

Adur and Worthing Councils are working in partnership with Arun District Council



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