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BE/27/17/002

Planning & Economic Development
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

3 March 2017
3579/H1/002/ACR

Dear Sirs

PROPOSED 150 COVER PUB RESTAURANT FOR MARSTONS PLC AT SHRIPNEY ROAD BOGNOR
REGIS PO22 9NG

Further to previous email correspondence and discussions, we are submitting application to discharge conditions, in reference to outline planning approval reference BE/120/15/OUT, on behalf of our clients, Marstons PLC.

This relates to the proposed construction of 150 cover family pub restaurant with associated landscaping and managers accommodation at first floor level, subject to current RM application BE/170/16/RES.

A cheque to the sum of £97 is attached with 4 copies of all submitted information and application forms.

A CD containing all this information is also enclosed for ease and your convenience.

Condition 5

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.

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

See copies of drawings 13174/01 Engineering Layout, 13174/04 Drainage Details sheet 1, 13174/05 Drainage Details sheet 2, 13174/06 Attenuation Details, 13174/08 Manhole Schedule, & calculations 13174 - Attenuation Tank 1 in 100 + 30.

Email correspondence dated 2.3.17 between Andrew de Croos with T Callaway provides confirmation that supporting calculations acceptable in response to query raised on RMA BE/170/16/RES consultation.

Condition 6

Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

See copies of report 13174 - AdC SUDS Maintenance Plan for Pub Development at Shripney Road, Bognor Regis 11.11.16. Proposals indicated as acceptable in consultation for RMA BE/170/16/RES

Condition 7

No development shall take place, including any works of demolition, until a Construction Management Plan 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;

- * the anticipated number, frequency and types of vehicles used during construction,*
- * the method of access and routing of vehicles during construction,*
- * the parking of vehicles by site operatives and visitors,*
- * the loading and unloading of plant, materials and waste,*
- * the storage of plant and materials used in construction of the development,*
- * the erection and maintenance of security hoarding,*
- * 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),*
- * details of public engagement both prior to and during construction works.*

See copies of report CMP Bognor Regis 21.10.2016 by Carter Lauren confirmed acceptable in WSCC consultation 30.01.17 on RMA BE/170/16/RES

Condition 8

There shall be no piling or any other foundation designs using penetrative methods than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details (if applicable).

See copies of 13174 - Marstons Bognor Regis, Contamination Migration Piling Risk Assessment, Roger Bullivant Pile Point Detail Sheet 01, Roger Bullivant RB/PILE/COL/3-4M, Roger Bullivant RB/PILE/COL/250SQ/6m/4H10 & Email correspondence dated 21 November 2016 Timothy Sheward to Andrew de Croos.

Condition 9

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by WYG Engineering as referenced A094422 and dated December 2015 and the following mitigation measures detailed within the FRA:

- 1. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven;*
- 2. Finished floor levels on the first floor are set no lower than 300mm above Ordnance Datum (AOD). The sleeping accommodation should be set at least 600mm above the 1 in 200 year (climate change) tidal level; and*
- 3. The residential occupier signs up to Environment Agency's Free Flood warning Service (Tel no. 0345 988 1188 / web:<https://www.gov.uk/sign-up-for-flood-warnings>).*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

See copies of 13174 - AdC Flood Response Plan for Pub Development at Shripney Road, Bognor Regis 11.11.16. This report is in compliance with mitigation measures required in condition 9 items 1 - 3 wording .

Condition 11

If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

See Site Investigation report CRM.413.303.GE.R001 - Bognor LR that documents areas of contamination found and proposed remediation strategy in Section 10. The Fiona Fitzgerald consultation 01.02.17 on RMA BE/170/16/RES confirms remediation measures acceptable and requests validation and verification report to conclude discharge of condition. This will be provided at completion of the works in line with measures outlined in Section 10 pages 30-31.

I hope this covering letter and information are adequate for validation of this application, please contact me should you require additional information to allow speedy consideration of this DoC application.

Yours sincerely

