

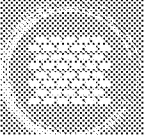
Arun District Council, Civic Centre, Maltravers Rd
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From: Darryl Howells [REDACTED]
Sent: 08 November 2022 17:51
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BN/65/22/PL

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Good evening Maria

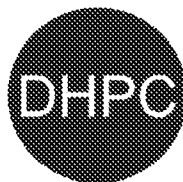
All the pre-commencement conditions are agreed.

Kind Regards

Darryl Howells BTP. BA(Hons). MRTPI
Planning consultant

[REDACTED]
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RTPI

Chartered Town Planner

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 08 November 2022 17:19
To: Darryl Howells [REDACTED]
Subject: BN/65/22/PL

Good evening Darryl,

To the above application 4 pre-commencement conditions will be imposed:
We need agreement of your client to these conditions.

Condition 5

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. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council, and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. 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.

Condition 13

No development shall be commenced until a Construction Environmental Management Plan (CEMP) have been submitted to and approved in writing by the Local Planning Authority. The plan should detail all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To ensure that water resources are not put at risk from leaks or spillages in accordance with policy W SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure water resources are not put at risk from fugitive emissions during construction.

Condition 14

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, written confirmation is required from the Arboricultural Expert representing the site owner(s), confirming the following:

I) Tree protective fencing has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Protection Plan, dwg no. TPP.CE.0767.V1, 28/07/2022.

II) Installation of 'No-dig' construction for driveway across RPAs has been completed under arboricultural supervision, utilising a cellular confinement system and finished with a temporary hard-wearing course - all as described in the approved AMS and to act as ground protection throughout the construction phase of development.

Reasons: To comply with BS5837:2012 and ensure the retention and maintenance of trees and vegetation which are an important feature of the area, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

Condition 18

No development shall be commenced until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and

approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities.

b) Identification of "biodiversity protection zones".

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Containment, control and removal of any Invasive non-native species present on site.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species), in accordance with policy ENV DM1 of the Arun Local Plan and relevant paragraph of the NPPF. It is considered necessary for this to be a pre-commencement condition as the biodiversity goes to the heart of the planning permission.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

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E: maria.tomalova@arun.gov.uk



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