

ADM Architects
Trinity
Strettington
Chichester
PO18 0LA

Date: 25th February 2021

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: BR/13/21/DOC

Dear Mr Bish,

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 ref BR/324/17/PL relating to Condition Nos 3 - surface water drainage, 6 - protect existing public sewer and 7 - foul sewerage disposal.

283-285A Chichester Road Bognor Regis PO21 5AH

Notification regarding the above application:

Condition Number 3

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 satisfactorily drained in accordance with policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a surface drainage scheme once development had commenced.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following details submitted in respect of the proposed surface water drainage scheme have been appraised by the Councils Drainage Engineers and are considered to be acceptable and satisfy the requirements of the condition:

- Engineering Layout, Dwg No 200 Rev P
- Impermeable Area Plan, Dwg No 400 Rev P
- Construction Details Sheet 1 of 2, Dwg No 300 Rev P5
- Construction Details Sheet 2 of 2, Dwg No 301 Rev P3
- Trial Pit Log
- Storm Network; Design Settings
- Soil Infiltration Testing, Test 1
- Borehole Log, Sheet 1 of 1
- SuDS Maintenance and Management Plan
- Ground Investigation Report

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the surface water drainage scheme will be implemented in accordance with the approved scheme and permanently retained in good working order thereafter.

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