

From: Laura Gibbons
Sent: 01 November 2018 08:34
To: Planning.Responses
Cc: Amber Willard
Subject: RE: Planning Consultation on: BR/213/18/DOC

Engineers Comments Regarding Condition 4- Surface Water Drainage

It is evident that development has occurred prior to the discharge of this condition despite it being a pre-commencement condition.

Condition 4 stated: "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."

Stating that the drainage was approved by building control is not sufficient. Our requirements for pre-approval of the drainage scheme by us were made clear in the decision notice given on 15th December 2016.

The applicant hasn't provided sufficient detail to discharge this condition. The applicant must supply:

- Results of winter groundwater monitoring;
- Results of winter infiltration testing completed to BRE365 standards;
- Calculations which demonstrate that the 1 in 100 year plus 30% climate change event can be contained on site;
- Calculations which demonstrate that for the 1 in 10 year event the infiltration structures half drain in less than 24 hours;
- A detailed drainage layout plan, layout plans should include:
 - All surface water drainage pipes labelled with; diameters, falls and invert levels.
 - All infiltrating and attenuating structures (including permeable paving) labelled with; dimensions, invert and cover levels.
 - All manholes labelled with; cover levels, invert levels, cover types detailed.
 - All silt traps clearly labelled with sump depths.
 - Control structures with outflow rates and invert levels.
- Construction detail drawings.

Regards,

Laura Gibbons, MEng, GMICE
Engineer (Drainage & Coastal)

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Arun is Working in Partnership with Chichester District Council
Visit Arun's web site at <http://www.arun.gov.uk/> and www.chichester.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 25 October 2018 09:37

To: Land Drainage

Subject: Planning Consultation on: BR/213/18/DOC

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

APPLICATION NO: BR/213/18/DOC

Registered: 20th September 2018

Site Address: 3 Clifton Road Bognor Regis PO21 2HH

Grid Reference: 493330 99500

Description of Works: Approval of details reserved by condition imposed under BR/236/16/PL relating to conditions 3-schedule & samples of materials & finishes & 4- surface water drainage.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by .

You can also monitor the progress of this application through the Council web site: www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be

accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Amber Willard who can be contacted on telephone number 01903 737500 x37445.

Regards

Planning Officer

consultee_email
