

HNW Architects, 61 North Street, Chichester, West Sussex, PO19 1NE

Yeomans Honda & HQ Offices, Littlehampton Road, Ferring Worthing, BN12 6PB: FG/39/18/PL

DETAILS TO DISCHARGE PLANNING CONDITIONS 3, 4, 9, 14, 15 & 16:

CONDITION 3

PRE COMMENCEMENT

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.

Surface water systems will be designed to agree with the National Standards for Sustainable Drainage. A new cellular soakaway system will be installed under parking areas to attenuate and infiltrate runoff volume from new roof and hard paving located to the north of the building.

In addition to this, storage in permeable sub-base under parking bays and access roads will drain and infiltrate runoff water from the new car park.

Surface water drainage has been designed with no flooding in the 30 year event and no flood water leaving the site for the 100 year + 40% climate change critical storm event.

Please refer to the following submitted documents and site layout plan and calculations provided by AKS Ward Civil Engineering for these works;

- * Drainage Strategy Report - AKSW-XX-XX-RP-C-0005__PO2

Refer to drainage drawings and Micro-drainage calculations in Appendix C and D, Surface Water. Pro-forma has been completed with a copy contained in Appendix E to ensure that the design is in accordance with the current SuDS requirements.

Summer groundwater monitoring levels are enclosed within the appended reports. Winter monitoring levels can be undertaken during the specific period and then submitted if deemed necessary.

CONDITION 4

PRE COMMENCEMENT

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a



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scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:

- All previous uses.
- Potential contaminants associated with those uses.
- A conceptual model of the site indicating sources, pathways and receptors.
- Potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved. Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

Please refer to the following submitted documents provided by GCC Ground Condition Consultants in collaboration with AKS Ward Structural Engineers for these works;

- Ground Condition Assessment (J18-035-R02)

Items 1,2 & 3: Reference shall be made to the submitted Ground Condition Assessment to address these noted requests for information, where appropriate. GCC have not recommended any remediation work, so the second part of item 3 (remediation strategy) is not required.

Item 4 is not required, as a verification plan relates to verification of the remediation, and remediation is not recommended.

CONDITION 9

No works above slab level pursuant to this planning permission shall be carried out until details of the position and intensity of all lighting fitments shall have been submitted to and approved in writing by the Local Planning Authority.

Please refer to the following submitted external lighting scheme, calculations and fitment specifications provided by iGuzzini Lighting Specialists for these works;

- iGuzzini External Lighting document.

The submission of information to discharge this condition can also be read in conjunction with the discharge of condition 14.

CONDITION 14



Directors: Kenneth Watton RIBA, Michael Brown RIBA, David Steel RIBA, Andy Chmura RIBA, Gary Lewis RIBA, Steve Duffy RIBA
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The use hereby approved shall not commence until details of a scheme of lighting are submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be operated thereafter.

Please refer to the following submitted external lighting scheme, calculations and fitment specifications provided by iGuzzini Lighting Specialists for these works;

- iGuzzini External Lighting document.

The submission of information to discharge this condition can also be read in conjunction with the discharge of condition 9.

CONDITION 15

PRE COMMENCEMENT

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 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.

Please refer to the following submitted documents provided by 'HNW Architects' for these works;

- 17036 – Construction Management Plan
- Site Demolition Plan – Drawing 17036-HNW-00-XX-DR-A-W111 P1
- Site Construction Management Plan – Drawing 17036-HNW-00-XX-DR-A-W112 P1

CONDITION 16

PRE COMMENCEMENT

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1. A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.**
- 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.**
- 3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.**



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4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved. Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

This planning condition is identical/near to the requirements of condition 4. We would therefore refer again to the following submitted documents provided by GCC Ground Condition Consultants for these works, and the narrative attached to condition 4 above;

- Ground Condition Assessment (J18-035-R02)

Should we have misinterpreted this condition, then we would be grateful for further clarification.

HNW Architects

21.09.2018



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