

Michael Smith Designers in Architecture
T/A as MSDA

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Saturday, 09 June 2018

Neil Crowther
Group Head of Planning
Planning Department,
Arun District Council
The Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex BN17 5LF

Dear Neil Crowther,
Re: Planning Ref: LU/258/16/PL
Outstanding Conditions:

Condition 1: Agreed

Condition 2: Agreed

Condition 3: Schedule of Materials:

Sample roof tiles with sample bricks were delivered to Planning, but delays caused due to internal loss of brick samples – subsequently re-submitted and approved.

Condition 4: Surface water Drainage:

The site has no standing water and has proven winter water table greater than 700mm below ground level. The land has French drains running to a land drain 700mm deep containing a perforated pipe running to land adjoining to running water drainage ditch.

Water falling on the roof of Office building and Mobile homes proposed will be collected in water storage tanks as recommended. Surface water exceeding will be diverted to existing drainage system. All to meet GEN7 and GEN9 of the Arun District Council Local Plan.

Condition 5: Construction Management Plan:

The proposed works for 1no. small single storey building does not require full plan.

The works are simple and of short duration.

1. Erection of safety fencing enclosure.
2. Digging of foundation trench to minimum 1000mm depth in consultation with Arun District Council Building Control.
3. Delivery of cement. Delivery to stand clear of mud on private made up driveway to avoid any mud distribution onto highway and be piped in to trench fill to 225mm below ground level in consultation with Arun District Council Building Control.
4. Delivery of bricks, sand and cement, timbers and felting and roofing tiles. 3no expected deliveries. Delivery lorry arrives and stands on clean private driveway. Any mud should there be any on wheels of delivery will be washed before allowing vehicle to re-enter public highway.
4. Storage of delivered goods. All deliveries stacked on site with necessary tarpaulin covering and on off ground using timber pallets. On site works. Brick/ blockwork walls with specified insulation in agreement with Arun District Council Building Control will be scheduled taken up to eaves level from dpc – such works scheduled as 3 weeks which allows for weather disruption.
5. Roof. The roof construction, with consultation with Arun District Council Building Control is scheduled for 3 weeks to completion of tiling.

6. Internal works/ plumbing and electrical to take final 6 weeks to complete all works total 3 months.

Condition 6. The lighting scheme.

The majority of Old Mead Road does not have street lighting. It is therefore proposed to provide solar powered lighting, downward directed movement stimulated, and of max. 23 lumens to avoid light pollution all in accordance with GEN7 and GEN33 of the Arun District Council Local Plan. Proposed as: Mirrorstone IP44 Brushed Stainless Steel LED Exterior Garden Downlight Waterproof in Outdoor LED Lighting 23Lm Lumens 0.7w Wattage IP44 IP Rating Integrated Base

Condition 7. Agreed usage of building as proposed site maintenance by Molica Site Management Limited.

Condition 8. Cycle storage. Each mobile home is provided with cycle storage within an 2.4 Metre x 1.8 metre storage shed. Drawings of the proposed timber shed have been submitted.

Condition 9. Small sewage treatment plant and discharge.

The site being greater than 270 Metres (30 metres x number of units) from mains sewer (not including pumping station which is inappropriate to take further input).and the Bio Pure Small Sewage Treatment System located at greater than 350 metres from the nearest Mains Sewer it is agreed by The Environment Agency (Mrs. Anna Casebow) after reference to them, to be the viable system for discharge into the open water drainage river without permit as discharge is below 5 cubic litres per hour. The Bio Pure Sewage Treatment Plant to be installed is agreed by The Environment Agency and Arun District Council Building Control to produce a constant water flow of maximum 4.65 cubic litres per hour and does not therefore require a permit to discharge in to flowing water. It is proposed that the final 10 metres of pipe run of discharge will be perforated pipe in case that excessive high temperatures of climate should cause the flowing water to run dry.

The Bio-Pure Small Treatment System to be installed will be subject to constant maintenance by Molica Site Maintenance Limited and / or additionally by specialist maintenance company. The sludge to be removed, as a minimum once a year or in line with the manufacturer's instructions. The company to be used to dispose of the waste sludge will be a registered waste carrier. This will be as a confirmed and certified requirement by the desludging company to confirm this when desludging is required. The maintenance requirement for the Bio Pure small sewage treatment plant will be to the full requirement as specified by the manufacturer. Maintenance by the Molica Site Maintenance Limited, or those specialists nominated and contracted by them will constantly check for leaks, cracks in tank walls or pipes, blocked pipes, any signs that the effluent is not draining correctly, any smells will be accepted as requiring maintenance as will any signs of motor failure, pump failure or disrupted electrical supply. Anyone nominated by Molica Site Maintenance Limited to carry out maintenance on the Small Sewage Treatment System will be carefully checked to be competent and to be included on British Water's list of Accredited Service Engineers.

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