

Atelier Consultants
55c Kingston Lane
Southwick
Brighton
BN42 4SP

Date: 31st March 2021

Please ask for: Finlay Gardner
Tel: 01903 737915

Your Ref:

Our Ref: LY/4/21/DOC

Dear Mr Southgate,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of conditions imposed under LY/10/17/PL relating to condition 3-surface water drainage.
Comfort Inn Lyminster Road Lyminster BN17 7QQ

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 policies GEN7 and GEN9 of the Arun District Council 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.

Decision:

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

The Council's Drainage Engineers have been consulted and the details submitted are considered to

meet the aims and requirements of the condition.

The approved details are hereby:

- Construction Details Dwg No. 7321/102 Rev P4
- 14181115 Site Plan Version 2.0
- Drainage Layout Dwg No. 7321/101 Rev P4

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 period.

Neil Crowther
Group Head of Planning