

[REDACTED]

From: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>

Sent: 20 September 2019 14:17

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: FW: 66 Ancton Way - M/143/18/PL

Please could the email agreement (below) agreeing to pre-commencement conditions re: 66 Ancton Way - M/143/18/PL be uploaded to : - M/143/18/PL

Thank you

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: mark gibbens [REDACTED]

Sent: 20 September 2019 14:00

To: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>

Cc: sam shury [REDACTED]

Subject: Re: 66 Ancton Way - M/143/18/PL

Dear Richard,

We would accept the pre-commencement conditions.

We now await approval.

Kind Regards

Mark Gibbens [REDACTED]

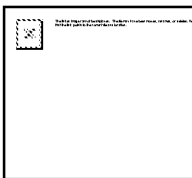
for and on behalf of

Look. design + build

Suite 4, Sussex House, 12 Crane Street, Chichester, PO19 1LJ
[REDACTED]

www.lookdesignandbuild.co.uk





On Fri, Sep 20, 2019 at 1:30 PM Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk> wrote:

Dear Mr Gibbens,

I am notifying you of the following conditions pre commencement conditions that are to be imposed on any grant of planning permission for: M/143/18/PL - 66 Ancton Way

Tree

Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place the Arboricultural Expert representing the site owner(s) must provide the local planning authority with written evidence by way of a report with attached photographs demonstrating that all protective fencing has been inspected to verify it is 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Retention and Protection Plan, dwg.no. LLD1758-ARB-DWG-002, Rev 00.

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reason: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area in accordance with Policy ENV DM4 of the Arun Local Plan.

Drainage

Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended 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 W SP1, W DM1, W DM2 and W DM3 of the Arun 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.

Informative: (not a condition FYI)

INFORMATIVE: Sothorn Water require that the exact position of the public foul rising main must be determined on site by the applicant. This should be done prior to construction starting.

No development or tree planting should be carried out within 3 metres of the external edge of the public foul rising mains without consent from Southern Water.

No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public rising mains.

All existing infrastructure should be protected during the course of construction works.

Please can you confirm that you are happy for these conditions to be added to any Grant of Planning permission asap today.

Yours Faithfully

Richard Castro-Parker

Senior Planning Officer (Contract)

Arun District Council

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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