

[REDACTED]

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 23 April 2021 09:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/24/21/PD

Please upload the below: agreement with pre-commencement conditions.

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Jessica Fermor [REDACTED]
Sent: 22 April 2021 17:11
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: Y/24/21/PD

Hi Maria

Thank you for your email today and sorry to have not replied sooner as I said I've been on site all day today elsewhere but those pre-commencement conditions look fine, thank you so please proceed.

Thanks again

Jessica

Sent from my iPhone

On 22 Apr 2021, at 09:49, Maria Tomalova <Maria.Tomalova@arun.gov.uk> wrote:

Dear Jessica,

The application site is within the Lidsey Treatment Catchment Engineer (Drainage & Coastal). Therefore I need your agreement to pre-commencement condition PCENG2 suggested by our EDC engineer as follows:
PCENG2

"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.

Kind regards

Maria

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

DX 57406 Littlehampton

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Maria

Maria Tomalova

Senior Planning Officer

Directorate of Place

<image003.jpg>

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