

Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Date: 1st July 2020

Please ask for: Maria Tomalova
Tel: 01903 737510

Your Ref:

Our Ref: Y/49/20/DOC

Dear Mr McCourty,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under reference Y/22/19/PL relating to Condition No
4 - surface water drainage.
Garage Premises Main Road Yapton BN18 0EA

Notification regarding the above application:

Condition Number 4

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.

Decision:

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

The details submitted in respect of the proposed surface water drainage scheme, namely the following items have been appraised by the Councils Drainage Engineers, are considered to be acceptable and satisfy the requirements of the condition.

Drainage Layout 101E and Construction Details 501C
which are part of Technical Note Surface Water Management
received on 10/06/2020

The condition is therefore discharged 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 flourish and a period.

Neil Crowther
Group Head of Planning