ADUR DISTRICT COUNCIL

Steve Sands
CalfordSeaden
St Johns House
1A Knoll Rise
High Street
Orpington
BR6 0JX

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/2207/21

Details of Development
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 7 (HIGHWAY & ACCESS MATTERS) AND PARTIAL APPROVAL OF CONDITION 13 (DRAINAGE) OF PREVIOUSLY APPROVED AWDM/1281/19.

Location of Development
MANNINGS SURRY STREET SHOREHAM-BY-SEA WEST SUSSEX

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Planning Services Manager
20/02/2023

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Approved Date - 09/01/2023

7 With the exception of any demolition works, no development shall take place until construction details of the vehicular access and manouevring and parking areas within the site and their surface water drainage, including engineering cross sections and specifications, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details thereby approved and permanently maintained and retained.

Reason: *To ensure provision of robust and drained access, parking and manoeuvring areas, including suitability for servicing, refuse and emergency vehicles, including sustainable drainage where appropriate.*

Approved Date - 09/01/2023

13 **Drainage**

i) With the exception of any demolition works, no development shall take place until:

a) full details of the proposed means of foul and surface water sewerage disposal including a timetable, to ensure the provision of adequate capacity and that sewer works as part of this development align with sewerage network reinforcement, have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water;

b) full details of a Sustainable Drainage (SuDS) system as part of surface water drainage, have been submitted to, and approved in writing by, the Local Planning Authority this shall include surface water drainage designs and calculations for the site which 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. Details should demonstrate that the surface water runoff generated up to and including the 1:100 year, (plus allowance for climate change), critical storm will not exceed and may reduce the run-off from the current site following the corresponding rainfall event;

c) full details of the maintenance and management of the SuDS system including a site-specific maintenance manual The manual shall include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual

All drainage and sewerage details, including the SuDS system shall be implemented in accordance with the details approved under 13.a) & 13.b) of this condition before the first occupation of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority and shall be permanently retained and maintained thereafter in accordance with the details approved under 13.c) of this condition.

ii) Prior to occupation of any part of the development, the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by a drainage engineer that confirms that the scheme was built in accordance with the approved drawing/s.

Reason: *To ensure that the proposed development is satisfactorily drained and managed in accordance with Policy 36 of the Adur Local Plan 2017 and para 169 of the National Planning Policy Framework, 2021.*

Informatives / Notes to Applicant

01. Condition 13 Partial Approval and relationship to Legal Agreement

The approval of condition 13 is partial. The following details will need to be submitted separately for approval in the future
13 i) c and ii), which concern respectively: the management and maintenance manual and 'as-built' drawings of drainage when implemented.

Condition 13 i) c requires that the manual shall include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Please note that this will be manual will be a component part of the Site Management Plan required under the Second Schedule of the Legal Agreement dated 14th October 2021, which forms part of the planning permission AWDM/1281/19. This Site Management Plan must be submitted to and agreed with the Local Planning Authority before occupation of the development.

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:-

Reference/Drawing Number	Version	Date Rec
BELOW GROUND DRAINAGE STRATEGY	CONDITION 13	06.12.2021
HYDRAULIC CALCULATIONS - Microdrainage	date: 10-10-2022	11.10.2022
FLOATATION CALCULATIONS	5016599- TN-0001 A	11.10.2022
BELOW GROUND DRAINAGE SHEET 2 OF 2	0551 C1	11.10.2022
EXTERNAL WORKS & DRAINAGE LAYOUT	0500 C4	11.10.2022
COMBINED INCOMING SERVICES LAYOUT	4010 P1	11.10.2022

Ref: AWDM/2207/21

Reference/Drawing Number	Version	Date Rec
TECHNICAL SPECIFICATION HQT-110488 Hydrobrake 1	HYDRO-BRAKE -Hydro Int.	11.10.2022
BELOW GROUND DRAINAGE CONSTRUCTION DETAILS SHEET 2 OF 2	0551 REV C1	10.06.2022
CIVIL ENGINEERING EXTERNAL WORKS DETAILS	1150 REV C1	10.06.2022
ACO MEDIUM DUTY CHANNEL DRAINAGE BROCHURE J3413		11.07.2022
INSPECTION CHAMBERS IC1 JULY 2015	POLYPIPE	11.07.2022
RIDGIDRAIN CHAMBERS	PRODUCT INFO	11.07.2022
RIDGIDRAIN DATASHEET	PRODUCT INFO	11.07.2022
BELOW GROUND DRAINAGE CONSTRUCTION DETAILS SHEET 1 OF 2	0550 C1	11.07.2022
TECHNICAL DATA SHEET	BONTEC NW 9	11.07.2022
ATTENUATION TANK 1 DETAIL	E153220_01_C REV C	11.07.2022
WEHOLITE FLOW CONTROL CHAMBERS	WFCC DS/0620	11.07.2022
SDS GEOLIGHT SDS PIPE SYSTEMS (x2 PLANS)	The Mannings Shoreham-b	11.07.2022
GSE ULTRAFLEX SMOOTH GEOMEMBRANE	PRODUCT DATA SHEET	11.07.2022
SDS PIPE SYSTEMS	W-0346-22 REV A	11.07.2022