ADUR DISTRICT COUNCIL

Melissa Hitchcock
Burns Guthrie and Partners
3A Hawkwell Barn
Hawkwell Business Centre
Maidstone Road
Pembury
TN2 4AG

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1379/23

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS 9 (SURFACE WATER DRAINAGE SCHEME) AND 10 (SURFACE WATER DRAINAGE MAINTENANCE & MANAGEMENT) OF APPLICATION NO AWDM/0930/22

Location of Development

SEASIDE PRIMARY SCHOOL FRESHBROOK ROAD LANCING WEST SUSSEX BN15 8DL

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
01/11/2023

SCHEDULE

Approved Date - 14/03/2023

9 The building shall not be brought into use until full details of the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Groundwater monitoring shall be carried out between November 2022-January 2023 and an infiltration test shall be carried out in January 2023 to support the design of the final scheme. The scheme shall be installed and a verification report submitted to the local planning authority for approval prior to occupation. Should the monitoring and infiltration test results demonstrate that the scheme is inadequate the surface water drainage system shall be made good on site by the applicant prior to first occupation of the building, and a further verification report shall be submitted to the local planning authority for approval prior to occupation. The building shall not be used until the local planning authority has agreed the details of the drainage scheme verification report and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

Approved Date - 01/11/2023

10 The building shall not be brought into use until full details of the maintenance and management of the verified surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to 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 and verification of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

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
MANUAL for MAINTENANCE & MANAGEMENT of SOAKAWAY		02.10.2023
DRAINAGE VERIFICATION REPORT		02.10.2023

Reason: *For the avoidance of doubt and in the interests of proper planning.*