WORTHING BOROUGH COUNCIL

Mr Robert Shrimplin
Shrimplin Planning & Development
Austen House
Station View Units A-J
Guildford
Surrey
GU1 4AR

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0708/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 4, PART 2 (DRAINAGE), 5 (DRAINAGE MAINTENANCE) AND 10 (SOFT LANDSCAPING) OF APPLICATION AWDM/2134/20.

Location of Development
CAR PARK MONTAGUE CENTRE LIVERPOOL GARDENS WORTHING CENTRAL WORTHING 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
20/11/2024

SCHEDULE

Approved Date - 20/11/2024

4 Demolition shall not commence until full CCTV survey of the existing foul and surface water drains has been completed and the findings of these surveys have been submitted to and approved in writing by the Local Planning Authority.

Construction of the permanent car park scheme 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 infiltration testing to BRE DG365, 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 avoid the risk of localised flooding and in the interests of sustainable development having regard to the National Planning Policy Framework and policy 15 of the Worthing Core Strategy.*

Approved Date - 20/11/2024

5 Development of the final car park scheme shall not commence until full details of the maintenance and management of the 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 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 avoid the risk of localised flooding and in the interests of sustainable development having regard to the National Planning Policy Framework and policy 15 of the Worthing Core Strategy.*

Approved Date - 20/11/2024

10 Prior to commencement of works to implement the final car park scheme details of the proposed soft landscaping works (including a planting schedule and the proposed times of planting) shall be submitted to and approved in writing by the Local Planning Authority and thereafter all soft landscape works shall be carried out in accordance with the agreed details and timescales. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policy 16 of the Worthing Core Strategy.*

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**
PLANTING PLAN	WICC-UBU-DR-L-3010 C02	03.06.2024
SOUTHERN WATER SEWER RECORDS	OS REF: TQ1402NE	19.11.2024
LIVERPOOL GARDENS CAR PARK PAVEMENT REINSTATEMENT	WICC-HYD-DR-D-0300 P04	19.11.2024

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