Ref No AWDM/2207/21

Address: Mannings, Surry Street, Shoreham-By-Sea, West Sussex

Proposal: Application for Approval of Details Reserved by Condition 7 (Highway & Access Matters) and Partial Approval of Condition 13 (Drainage) of previously approved AWDM/1281/19.

History

AWDM/1281/19. Demolition of existing building and structures and construction of building ranging in height from three to six storeys providing 74 residential units comprising 28no. 1 bedroom, 40no. 2 bedroom and 6 no. three bedroom units, including 27 car parking spaces 3 of which are wheelchair accessible, 86 cycle parking spaces, amenity space, soft and hard landscaping and associated ancillary facilities. Approved 15th Oct 2021

Condition 7: Vehicular access, manoeuvring, parking areas & their surface water drainage.

With the exception of any demolition works, no development shall take place until construction details of the vehicular access and manoeuvring 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.*

Condition 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.*

Consultee comments:

Highways: The Local Highways Authority (LHA) would not have any concerns with the approval of Condition 7 as outlined on the submitted drawing numbered 2000 Rev P1.

District Drainage Engineer: No objection following submission of updated drawings and calculations.

Southern Water (SW): No objection. Separate drainage connection application to be made to SW. The developer can discharge surface water flow no greater than existing levels if proven to be connected and it is ensured that there is no overall increase in flows into the sewerage system. The applicant proposes to retain the SuDs within private ownership and maintenance

Planning Assessment

Condition 7 requires details of the access and parking with associated car park drainage and cross-sections to ensure adequate design specification e.g to accommodate service and emergency vehicles. Closely related to this, Condition 13 i) a & b requires surface and foul drainage details including sustainable surface water designs.The application seeks approval of these. Details of surface water drainage management and the provision of ‘as built’ drawings drawings under 13 i) c & ii), would follow as a separate application in the future, hence the current application in relation to condition 13, is for partial discharge.

The submissions include the detailed construction & specifications for the access parking and manoeuvering spaces, with cross sections showing compacted base courses and tarmac top surface for the driveway/manoeuvring areas, part of which contains and geo-cellular surface water attenuation tank beneath.

Parking areas comprise a granular base, perforated pipe and blockwork surfacing to enable surface water to filter into the attenuation tanks, from which a flow regulation device regulates the outflow onward to the public off-site system. Following amendments and calculations information, the Council's Engineer is satisfied that the proposals meet the required storage and flow rates to provide for a 100 year plus climate change scenario, in accordance with the condition.

The Highway Authority is also satisfied with the construction details, including cross sections.

Foul water drainage would connect to the existing public system, which Southern Water has confirmed is acceptable.

Conclusion:

Approval is recommended i.e full discharge of Condition 7 and partial discharge of condition 13, with 13 i) c and ii) remaining to be submitted separately for approval in the future.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Graeme Felstead Date: 05 January 2023

Authorised by: Stephen Cantwell Date: 09 January 2023