WORTHING BOROUGH COUNCIL

Mr. Michael Martos
Portakabin Ltd.
New Lane
Huntington
YO32 9PT

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0591/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITION 7 (SURFACE WATER DRAINAGE), 8 (SURFACE WATER MAINTENANCE PLAN), 9 (SEWERAGE & SURFACE WATER DISPOSAL) AND 11 (CONSTRUCTION MANAGEMENT PLAN) OF APPLICATION NO AWDM/0139/24.

Location of Development
ST OSCAR ROMERO CATHOLIC SCHOOL GORING STREET WORTHING WEST SUSSEX BN12 5AF

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
15/08/2024

Worthing Borough 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 - 15/08/2024

7 No phase of the development shall 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. Winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. Supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, 1% AEP (1 in 100 year), and the 1% AEP (1 in 100 year) plus climate change critical storms will be required to support the viability of drainage scheme and demonstrate the discharge rate of 1l/s. No part of the 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 the flood risk is adequately addressed and not increased in accordance with NPPF and policy DM20 of the Worthing Local Plan.*

Approved Date - 15/08/2024

8 The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

1. a timetable for its implementation.
2. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
3. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: *To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for the development and not increased in accordance with NPPF and policy DM20 of the Worthing Local Plan.*

Approved Date - 15/08/2024

9 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: *To ensure satisfactory drainage of the development in accordance with the NPPF and policy DM20 of the Worthing Local Plan.*

Approved Date - 15/08/2024

11 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

the anticipated number, frequency and types of vehicles used during construction;

the method of access and routing of vehicles during construction;

the parking of vehicles by site operatives and visitors;

the loading and unloading of plant, materials and waste;

the storage of plant and materials used in construction of the development;

the erection and maintenance of security hoarding;

the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);

the prevention of deliveries at the site during school drop-off and pick-up time (generally 0800-0900 and 1430-1530 hrs);

Access arrangements from the public highway, including temporary accesses and alterations to existing accesses;

details of public engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the amenities of the area in accordance with policies DM15 and DM22 of the Worthing Local Plan.*

Informatives / Notes to Applicant

01. ADVICE TO APPLICANT

The applicant is reminded of the requirements of conditions 6 and 13 of the planning permission AWDM/0139/24 in relation to the submission of a hard and soft landscaping scheme and an updated Travel 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
DRAINAGE LAYOUT	2686-120 REV H	26.07.2024
SURACE WATER DRAINAGE MAINTENANCE REGIME	REV B	26.07.2024
BRE DIGEST 365 ATTENUATION DESIGN	INC 45% CLIMATE CHANGE	26.07.2024
DRAINAGE TRENCH DETAILS	125 REV A	02.05.2024
CONSTRUCTION PHASE PLAN (L4-L6)		02.05.2024
SURFACE WATER STORAGE	586592235	02.05.2024

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