ADUR DISTRICT COUNCIL

Mrs Charlotte Smith
Cityzen
Maritime House
Basin Road North
Hove
BN411WR
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0161/23

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITION 3 (SURFACE WATER DRAINAGE), 4 (SURFACE WATER MAINTENANCE) AND 9 (SEWER DIVERSION) OF APPLICATION NO AWDM/1063/21

Location of Development

GARAGE SITE OFF AVON CLOSE AND WEST OF 19 SYLVAN ROAD SOMPTING 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
15/08/2023

SCHEDULE

Approved Date - 15/08/2023

3 Development 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 ensure adequate surface water provision.*

Approved Date - 15/08/2023

4 Development 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 ensure adequate maintenance and management of the surface water drainage system.*

Approved Date - 15/08/2023

9 The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the sewers, prior to the commencement of the development.

Reason: *To ensure that the appropriate diversion of sewers.*

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
EXTG PUBLIC FOUL SEWER 'BUILD NEAR TO PUBLIC SEWER' PLAN	Z1-00-PL-C-300 P2	17.07.2023

Reference/Drawing Number	Version	Date Rec
PROPOSED SOAKAWAY SECTIONS		06.02.2023
PROPOSED SOAKAWAY		06.02.2023
PROPOSED DRAINAGE PLAN	Z1-00-PL-C-200 P2	06.02.2023
FOUL & SURFACE WATER TECHNICAL NOTE	2022-151-1 P2	06.02.2023
FOUL & SURFACE WATER TECHNICAL NOTE	APPENDICES REV P2	06.02.2023

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