ADUR DISTRICT COUNCIL

HGP Architects Limited
Furzehall Farm
110 Wickham Road
Fareham
PO16 7JH
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/1470/23

Details of Development

APPROVAL OF DETAILS RESERVED BY CONDITIONS: CONDITION 7 (ACCESSES AND FRONTAGE); CONDITION 16 (SURFACE WATER DRAINAGE -SUDS); CONDITION 17 (DRAINAGE MAINTENANCE); AND CONDITION 19 (FOUL WATER DRAINAGE) OF APPROVED APPLICATIONS AWDM/1450/21 AND AWDM/1024/23.

Location of Development

LAND EAST OF 1 TO 11 MERCURY HOUSE HAM ROAD SHOREHAM-BY-SEA 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
24/09/2024

SCHEDULE

Approved Date - 24/09/2024

7 Vehicular Access - Details

With the exception of any site clearance works, initial ground drainage and piling construction, no development shall take place until construction details of the vehicular access and manoeuvring, parking areas and footpaths within the site and their surface water drainage, including engineering cross-sections and specifications, and details of the design and surfacing of the public footpath, vehicular crossovers and kerb alignments at the site frontages, 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 paths, access, parking and manoeuvring areas, including suitability for servicing, refuse and emergency vehicles, in accordance with policies 28 & 29 of the Adur Local Plan 2017 and the NPPF 2021.*

Approved Date - 24/09/2024

16 Sustainable Surface Water Drainage

Development shall not commence, other than works of site survey and investigation and installation of initial drainage infrastructure connections (excluding foundation works), until full details of the proposed surface water drainage scheme and measures to include the control of pollution (such as use of trapped gullies and/or oil interceptors) 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 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 drainage, including sustainable drainage and to ensure that drainage is adequate for the design lifetime and does not increase flood risk elsewhere in accordance with policy 36 of the Adur Local Plan 2017 and paras 167, 169 & 174 of the NPPF 2021.*

Approved Date - 24/09/2024

17 Drainage Maintenance

No development above slab level shall 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 surface water drainage, including sustainable drainage and its maintenance is adequate for the design lifetime and does not increase flood risk elsewhere in accordance with policy 36 of the Adur Local Plan 2017 and paras 167 & 169 of the NPPF 2021.*

Approved Date - 24/09/2024

19 Foul Drainage

With the exception of site clearance works and instillation of initial infrastructure connections (excluding foundation works), no development shall take place until details of the foul drainage have been submitted to and approved in writing by the Local Planning Authority in liaison with Southern Water. Details shall including timing of first occupation of the development which shall align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development. No part of the development shall be occupied until the drainage works have been carried out in accordance with the approved details.

Reason: *To ensure appropriate foul drainage, in accordance with policies 29 & 36 of the Adur Local Plan 2017.*

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	10721-250 C5 (2024-04-1	13.09.2024
SITE LAYOUT	10721-256 C4	26.06.2024
LEVELS LAYOUT	10721-257 C4	26.06.2024
FLOOD RISK ASSESSMENT October 2020	10292	16.05.2024
HALF DRAIN ASSESSMENT PERMEABLE PAVING	01/05/2024	16.05.2024
HALF DRAIN ASSESSMENT CELL STORAGE	16/05/2024	16.05.2024
HALF DRAIN ASSESSMENT CASCADE	16/05/2024	16.05.2024
DRAINAGE MAINTENANCE & MANAGEMENT PLAN	10721 REV B	06.12.2023
ADUR SW DRAINAGE DESIGN	10721 REV C (NO CC)	06.02.2024
ADUR SW DRAINAGE DESIGN	10721 REV C (WITH CC)	06.02.2024
SWEPT PATH ANALYSIS	10721-220 P2	23.10.2023
ROAD CONSTRUCTION DETAILS	10721-258 T1	23.10.2023
DRAINAGE DETAILS SHEET 1 OF 2	10721-251 P1	23.10.2023
DRAINAGE DETAILS SHEET 2 OF 2	10721-252 P1	23.10.2023
MANHOLE SCHEDULES SHEET 1 OF 2	10721-254 P1	23.10.2023
MANHOLE SCHEDULES SHEET 2 OF 2	10721-255 P1	23.10.2023

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