Free Wharf – Discharge of Condition 8b
AWDM/0210/24

Approval of As Built Drainage Details for Phase 1 under Condition 8 (b) of Planning Permission AWDM/1497/17 as amended by AWDM/1315/22.

Details Submitted

- DRAINAGE PROJECT INFORMATION_AS-BUILT 2915 - 4d - Shoreham by sea 1
- 1928-ISS-XX-XX-DR-C-3200-AB1-AB_Levels Designs- AS BUILT
- 1928-ISS-XX-XX-DR-C-3205-AB1-AB_Road Long Sections AS-BUILT
- 1928-ISS-XX-XX-DR-C-3300-AB1-AB_Drainage design AS-BUILT
- 1928-ISS-XX-XX-DR-C-3400-AB1-AB_Drainage Construction Details Sheet 1_AS-BUILT
- 1928-ISS-XX-XX-DR-C-3401-AB1-AB_Drainage Construction Details Sheet 2_AS-BUILT
- 1928-ISS-XX-XX-DR-C-3402-AB1-AB_Drainage Construction Details Sheet 3_AS-BUILT
- 1928-ISS-XX-XX-DR-C-3403-AB1-AB_Drainage Construction Details Sheet 4_AS-BUILT
- 1928-ISS-XX-XX-DR-C-3405-AB1-AB_Road Construction Details Sheet 1_AS-BUILT
- 1928-ISS-XX-XX-DR-C-3406-AB1-AB_Road Construction Details Sheet 2_AS-BUILT

Condition

08. Surface Water Drainage

A) No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the details approved on 9th April 20202 under planning reference AWDM/0255/19, including the document SW Drainage July 2019 Addendum. HOP Consultants Ref: 14576-HOP-EN-XX-RP-S-5003A (dated 18th July 2019), unless the Local Planning Authority gives prior written approval for any variation.

B) Immediately following implementation of the approved surface water drainage system and

(i) within 30 days of the occupation in the case of Phase 1 and,

(ii) prior to occupation of each subsequent phase of the development, as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved details and is fit for purpose. The drainage system shall thereafter be maintained in perpetuity.

Reason: *To ensure that the phases of the development are each satisfactorily drained in accordance with Policy 36 of the Adur Local Plan 2017.*

Consultations

West Sussex Lead Local Flood Authority / Sustainable Drainage: No objection

Southern Water: A matter for the Council's Drainage advisor. (see West Sussex)

Officer Comments

This application provides the as built record of surface water drainage as installed for phase 1. This meets the requirements of condition 8B. The initial pre-construction details under Part A of this condition were approved under AWDM/255/19 in April 2020. The drainage advisor (WSCC LLFA, above), confirms that these are acceptable.

The current application completes the approvals required under condition 8 for Phase 1

SC 17-05-24