Wiltshire Council Planning Consultation Response

24 July 2023

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Karen Guest
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Application No: **PL/2023/05299**
Approval of details reserved by a condition
Discharge of Conditions 5 & 6 relating to PL/2023/02772 - (Variation of condition 2 of PL/2021/11714 - to amend the design of the approved dwelling)
West Winds, 72 Netherstreet, Bromham, Wiltshire, SN15 2DP

Please note the particulars in connection with the above planning application are available to view on the planning website http://www.wiltshire.gov.uk/planninganddevelopment.htm

Matters considered

Proposed Drainage Layout.pdf. [22-086/DL1]

Context

PL/2021/11714 & PL/2023/02772 related to the demolition of a bungalow and replacement with 1 detached dwelling and associated works to include change of use of land to form extended residential curtilage

Variation of condition 2 of PL/2021/11714 relates to an amendment of the design of the approved dwelling

Condition 5 of PL/2023/02772 relates to materials and finishes.

Condition 6 relates to the SW drainage as follows:

i) Prior to commencement of construction of the new dwelling there shall have been submitted to and approved in writing by the local planning authority full details of a surface water drainage scheme and maintenance requirements to be implemented on the site in respect of all buildings and new or replacement areas of hard standing.
ii) There shall be no occupation of the development until the so-approved drainage scheme has been implemented in full.
iii) The drainage scheme shall thereafter be maintained in accordance with approved details.

For the suggested soakaways, the information to be submitted under this condition must include:

- Ground investigations and infiltration testing in line with the requirements of the BRE Digest 365 and undertaken by a competent contractor are required to assess the feasibility of the proposed surface water drainage strategy.

- Sizing calculations, construction details and a maintenance plan

Recommendations

The drawing states:

"SUFRACE WATER DRAINAGE AS ABOVE CONNECTING TO APPROVED MAIN DRAIN OR SOAKAWAY. SOAKAWAY TO BE OF SIZE AND CONSTRUCTION APPROPRIATE TO THE GROUND CONDITIONS AND A MINIMUM OF 5 METERS AWAY FROM ANY BUILDING"

Before Condition 6 can be discharged, the applicant is required to:

1. Undertake (using a competent contractor) ground investigations and infiltration testing in line with the requirements of the BRE Digest 365 to assess the feasibility of the proposed surface water drainage strategy that involves a soakaway.
2. Supply sizing calculations and a maintenance plan.

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James Playfair (Atkins) working on behalf of Wiltshire Council Drainage.