Wiltshire Council Planning Consultation Response

14 August 2023

Officer's Name: Simon Smith

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/06077**
Approval of details reserved by a condition
Discharge of Condition No 11,17 and 18 on PL/2022/02288 (Conversion and extension of existing light industrial building into 1 new dwelling and the erection of 5 new dwellings, including the rebuilding of a former light industrial building. Demolition of remaining structures; associated landscaping and improvements to existing access.)
The Old Glove Factory, Land Adjacent 25 Brockleaze, Neston, SN13 9TJ

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

Context:
In January 2023 the LLFA stipulated the following condition with respect to the SW drainage associated with application PL/2022/02288:

No development shall commence on site until a scheme for the discharge of surface water from the site to match or better greenfield run-off rates has been submitted to and approved in writing by the Local Planning Authority. Where possible, the scheme shall incorporate sustainable urban drainage features and where not possible and explanation shall be provided.

No dwellings shall be first occupied until the surface water drainage shall have been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

Matters Considered:
Documents Reviewed:

- Condition 17 18 - Typical Drainage Details
- Condition 17 18 Permeable Paving
- Condition 17 18 Proposed Drainage Layout
- Site Location Plan

1. The applicant must provide Full Micro Drainage calculations (not source control) and drawings for the drainage system design showing:
    - designated holding areas and conveyance routes based on no flooding on site for a 1 in 30-year rainfall event.
    - designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.
    - the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100year return period storm events.
    - a sensitivity analysis on the network considering surcharged outfall conditions has been undertaken.

2. The applicant must provide a plan showing a cross section of the permeable paving.

3. The applicant must show overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.

   REASON: To minimise the risk to people and property during high return period storm events.

4. The applicant must show evidence that clear arrangements are in place for ownership and ongoing maintenance of SuDS over the lifetime of the development with reference to the flow control orifice.

   REASON: To ensure that the SW drainage performs as designed and to avoid flooding due to lack of maintenance.

5. The applicant must a construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

   REASON: There's a statutory duty to ensure that surface water quality and quantity is managed throughout construction and as not to increase flood risk, or pollution of watercourses

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