Wiltshire Council

Wiltshire Council Planning Consultation Response

4th September 2023

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/06844**

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION "DEMOLISH EXISTING GARAGE AND REPLACE WITH NEW DWELLING."

10 FITZMAURICE CLOSE, CALNE SN11 9PD

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:

Documents Reviewed:

- *Application Form*
- *Discharge Surface water details*
- *Decision Notice: 16/10/2020* **(20/06083/FUL)**
- *Wessex Water: 27/08/2020* **(20/06083/FUL)**

The applicant has submitted this application for Discharge of conditions 2, 3, 4, 5, and 6 for the application 20/06083/FUL.

Only condition 5 relates with the Flood Risk Assessment which states that "No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/first occupied until surface water drainage has been constructed in accordance with the approved scheme."

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

Subsequently in this application the applicant has stated that 'An individual site in an existing residential close, with access from an adopted highway turning head. The applicant has lived in his parents' house, adjacent to the site for many years. The self-build project will be undertaken in an acceptable manner to minimise any detrimental effects to the neighbours their amenities and the trees within and close to the plot.

The applicant has also mentioned the following for Discharge of Surface Water/Sustainable Drainage

a) The scheme includes a below ground surface water recycling/attenuation tank which has been sized to allow for peak discharge from the roofs of the house and garage.
b) This will be stored for use in the house (toilet cisterns and other acceptable uses of rainwater and any surplus water will be pumped up to the existing surface water drain in the turning head of the adopted highway at a restricted rate of 2l/.sec.
c) This will avoid any surcharging of the existing surface water sewer system.

Based on the above information we discharge the condition 5.

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Sneha Sandilya (Atkins working on behalf of Wiltshire Council Drainage).