Wiltshire Council Planning Consultation Response

27 October 2023

Officer's Name: Angela Ellis

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/07599**
Householder planning permission
To replace a single storey building compromising two single domestic garages and storage with a double domestic garage, storage and access to the garden, with the addition of a small gym to the rear of the garage.
34 St Margarets Street, Bradford On Avon, BA15 1DW

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

Recommendations:

	No Comment
	Support
	Support subject to conditions (please set out below)
	Object (for reasons set out below)
X	No objections

Matters Considered:
Documents Reviewed:

- Proposed Garage and Gym Floor Plan (796-22-LBX-ZZ-ZZ-DR-A-1301)

The property is in Flood Zone 1 however there is a risk of surface water flooding and a moderate risk of groundwater flooding (Groundwater levels are between 0.5m and 5m below the ground surface.)

The Proposed Garage and Gym Floor Plan states that the New low-pitched roof with single ply membrane, finished in sedum planted green roof. With rainwater downpipes to existing surface water soakaway

The 'green roof' will act as a source control intercepting and slowing surface water runoff. This is considered an improvement on the current management therefore the LLFA have no objection to the proposed development.

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