Wiltshire Council Planning Consultation Response

December 18th 2023

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: Jemma Foster
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Application No: **PL/2023/10115**
Discharge of Conditions 5, 7 & 9 relating to application PL/2021/07229 - Renovation of Grade II Listed Melksham House, with demolition of modern single storey extensions to rear and construction of a new roof extension to provide internal lift access
Melksham House, 27 Market Place, Melksham, SN12 6ES

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:

- Drainage Layout.pdf (18665-HYD-00-ZZ-DR-C-7010, Rev C13)

Only Condition 9 relates to the surface water drainage and states:

No works shall commence on the drainage scheme until a detailed proposal has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved scheme.

A FRA and drainage strategy was submitted in 2021 which summarised the proposal for disposal of surface water runoff.

Currently a most of the surface water from Melksham House and the surrounding area discharges into the foul drainage network which discharges into the foul sewer.

As part of the new development proposals approx. 434 m^2 of existing roof area will be removed from the foul drainage network. Due to the complexity of the drainage system serving the House it has not been possible to separate all foul and surface water flows therefore approx. 266 m^2 of roof area will continue to discharge into the foul network.

Approx. 1581 m^2 of impermeable area (roof, hardstanding, car park etc) from the new development is proposed to connect into the surface water drainage network at max 1.0 ltr/sec which is as close as reasonably practical to the greenfield run-off rate without becoming a maintenance issue. Flows will be restricted by a flow control and attenuation flood storage will be provided within the sub-base of the new car park for all storms up to and including the 100 year + 40% climate change.

This was accepted by Wessex Water in July 2021

Before Condition 9 can be discharged the applicant is required to:

- Show overland exceedance routes on the drainage plan for flows in excess of the 1 in 100 year plus climate change (40%) rainfall event.

- Provide 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.

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