Wiltshire Council Planning Consultation Response

09/02/2024

Officer's Name: Steve Tapscott

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/10084**
Full planning permission
Retrospective amendments to planning permission reference no: 19/10217/FUL including alterations to the fenestration, gable replacing hip roof, existing part building retained and updated Flood Risk Assessment following planning refusal (reference PL/2022/06948)
Boxwood, Tuners Lane, Crudwell, Malmesbury, SN16 9EL

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

Matters Considered:
Documents Reviewed:

- Covering letter redacted.pdf
- Flood risk assessment redacted.pdf
- Previously Approved plans.pdf

The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

Based on the additional information provided, the LLFA subsequently has no objections to the Retrospective amendments to planning permission however, providing the EA also has no comments with respect to the SW drainage proposal.

With respect to the foul water drainage, Condition 8 of the decision notice dated April 2021 states:

> No development above ground floor slab level shall commence on site until a detailed scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

The applicant is to submit, within three months of the date of this permission, details of the foul water drainage strategy and demonstrate that either the EA's general binding rules have been met in full, or that they have received an Environmental Permit from the EA.

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