Wiltshire Council Planning Consultation Response

05 March 24

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: David Cox
Direct Line: 01225 716774

Application No: **PL/2023/05883**
Outline planning permission: All matters reserved
Erection of three dwellings, with access, parking, and associated works including landscaping (Outline application with all matters reserved - Resubmission of PL/2022/06389)
Land to the rear of 52e, Chapel Lane, Beanacre, Melksham, Wilts, SN12 7PX

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:

- 5372-CHAP - Rainwater Gardens - 1 y.pdf
- 5372-CHAP - Rainwater Gardens - 30 y.pdf
- 5372-CHAP - Rainwater Gardens - 100 y + 40CC.pdf
- 5372-CHAP - Rainwater Gardens - 100 y.pdf
- 5372-CHAP-ICS-01-XX-DR-C-0200-S2-P03 - Drainage Design.pdf
- 5372-CHAP-ICS-01-XX-DR-C-0400-S2-P01 - Typical Construction Details.pdf
- 5372-CHAP-ICS-01-XX-IR-C-003.pdf
- 5372-CHAP-ICS-XX-RP-C-07.001C - Flood Risk Assessment and Drainage Statem...
- FINAL Report Letter 23.11.025 Beanacre.pdf

Ground water measurements were undertaken in December 23 to March 34 and found water levels close to ground level.

The driveways will be permeable gravel surfaces [lined with impermeable membranes] because this is where oil spillage is most likely to occur, and with adequate aggregate sub-bases, gravel paving can provide water quality treatment as it breaks down hydrocarbons.

Runoff from roofs will be collected and conveyed via independent pipe networks into a series of rainwater gardens [lined with impermeable membranes], scattered across the site, all near rainwater pipes. Potential sediments will be trapped using catchpits. Urban creep has been considered when sizing the system. Rainwater harvesting has also been added to the system to address discharge volume and minimize water usage.

Section 8.9 of the FRA states "*A full SuDS maintenance has been produced as a separate document* however this has not been supplied.

The LLFA can therefore support the application subject to the following conditions.

Before development can commence the applicant is to supply the following information:

1. Evidence that all General Binding Rules for the proposed foul drainage field have been met or that the site has received an Environmental Permit from the EA.

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