Wiltshire Council Planning Consultation Response

27th June 2024

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/05619**

FULL PLANNING APPLICATION FOR THE "CHANGE OF USE AND CONVERSION TO 9No RESIDENTIAL UNITS."

LOTZ ABBOTT WORKS, ALFRED STREET, WESTBURY, BA13 3DY

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:

- *93568-Campbell-LtzAbbttWrks-190224-v1*
- *FUL PL 2023 05619_ Drainage Response_v1.0 (Issued on **18th October 2023**)*

The application is a full application for the change of use and conversion to nine residential units. This is a non-major development; however, the LLFA in their previous response flagged that the western boundary of the site is at risk of surface water flooding (1 in 100 years + climate change) and that the site is at medium risk of groundwater flooding. Hence, the applicant has to submit FRA along with the surface water strategy to mitigate flood risk at the development site. This time applicant has provided FRA and surface water strategy to support this development. By reviewing the additional information, the LLFA removes the objection which were previously raised.

However, upon reviewing the submitted surface water strategy, the drainage team have the following conditions which need to be addressed by the applicant in order to fully approve the proposal:

1. No development shall take place until the applicant has provided a detailed drainage strategy for the site including the following additional information:
    - A clearly labelled drainage layout plan showing the pipe networks and any designated holding areas. The plan should show any pipe node numbers referred to within the drainage calculations.
    - A manhole / inspection chamber schedule to include cover and invert levels.
    - Calculations should include an allowance for increased surface water runoff, as a result of urban creep, in accordance with LASOO guidance.
    - Hydraulic Models should set the MADD factor / additional storage volume factor to $0m^3$ / ha in order to prevent an overestimation of storage capacity in the proposed drainage network.
    - For brownfield sites, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as

reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, and achieve a minimum 30% betterment compared to the current condition.

2. No development shall commence on site until a construction management plan, 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.

   REASON: There's a statutory duty to ensure that surface water quality and quantity is managed throughout construction and as not to increase flood risk, or pollution of water courses.

Vijit Rathore (Atkins working on behalf of Wiltshire Council Drainage).