Wiltshire Council Planning Consultation Response

25/07/2024

Officer's Name: Georgina Wright

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/10211**
Variation of conditions 3, 4, 5, 16, 19, 21 and 22 of 20/04104/FUL - To allow changes to units 7, 8 and 9 providing three smaller units; an enlarged visitor and overflow parking area north of units 10 to 14; removal of parking to the north of units 1, 6 and 7; and to agree condition details previously required by 20/04104/FUL
Unit 8, South Newton Industrial Estate, Warminster Road, South Newton, Salisbury, Wilts, SP2 0QW

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:

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

Matters Considered:
Documents Reviewed:

- Documents Issue Schedule
- Drainage Maintenance Schedule (P01)
- Infiltration Tests 12905 Factual Data Woodland View South Newton (003)
- Permeable hardstandings - Typical Subbase depth design P03
- Proposed Drainage Plan (P03)
- Proposed Ground floor Plan
- Roof & Site Plan
- Sections Plan
- Simple Index Methodology (P01)
- Surface Water Model P03

"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."

The only remaining piece of information from the conditions previously requested in the drainage response dated 8th Feb 2024 is the provision of a sensivity analysis (see below). All other information has been provided.

Conditions:

No development shall commence on site until the applicant has undertaken a sensitivity analysis on the network considering surcharged outfall conditions.

REASON: To ensure that any flooding resulting from a surcharged outfall will not affect people or property.

Informatives:

As the applicant is proposing the use of a blanket soakaway within the drainage design, it should be ensured that impermeable liners are employed to prevent water ponding around building foundations.

(Jed Ainsley-Bridger – AtkinsRéalis working on behalf of Wiltshire Council Drainage).