

To:	Development Management	From:	Drainage Team (Aayushi Kochar)
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Planning App Ref:	PL/2026/02732
Service Ref:	Drainage
Date:	24/08/2026

PROPOSAL

Approval of details reserved by a condition

Discharge of conditions 6 (Cycle parking facilities) and 8 (Drainage scheme) of PL/2024/09516.

SITE LOCATION

Bethesda Home, Church Road, Derry Hill, SN11 9NN

APPLICATION DOCUMENTS REVIEWED

- *Applicant response to drainage comments 17.07.2026*
- *Construction Management Plan*
- *Drainage Details - Soakaway Design*
- *Drainage Strategy Report*
- *Drainage Strategy*
- *Site Plan as Proposed - Cycle Storage*
- *Soakaway Test Rev A*

ASSESSMENT OF THE PROPOSAL

Context

In 2026 The LLFA had the following conditions for which information was required before these could be discharged

8. No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

In order to discharge the above drainage, condition the following additional information must be provided:

- a. Clear arrangements for the ownership and ongoing maintenance of the SuDS over the lifetime of the development.

REASON: To ensure that the SW drainage performs as designed and to avoid flooding due to lack of maintenance.

- b. 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

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 watercourses in an acceptable manner, to ensure that the development can be adequately drained.

Assessment

The applicant has responded to the LLFA's previous comments dated 12th June 2026. The applicant has clarified that the drainage works only relates to the existing car park, which is undergoing minor alterations, and the existing building drainage will remain the same with no change.

The applicant has stated that a CCTV survey is not required because the proposed drainage works are limited to the car park. While we acknowledge that the works are confined to this area, we are concerned that the existing surface water drainage arrangement serving the building has not been identified. Without a clear understanding of the existing drainage network, there is a risk that the car park works could adversely affect the current drainage system.

We do not necessarily require a CCTV survey; but we would expect the applicant to provide plans of the existing drainage arrangement within the site. We noted that the applicant's *Drainage Strategy Report* states: *"For the purpose of this report the drainage has been taken from the sewer asset map information only. It is recommended a full drainage CCTV survey is undertaken to determine accurate routes of the existing drainage so the proposed network can be suitably coordinated"* and hence assumed that a CCTV survey was planned.

We agree that the soakaway itself only needs to be designed to accommodate the 1 in 30-year rainfall event without flooding. Any exceedance flooding arising from the 1 in 100 years + climate change rainfall event should be managed safely within the site. The soakaway calculations indicate an exceedance flood volume of 3.6m³. We would therefore expect the applicant to provide details of the predicted flood extent, demonstrating where this exceedance flooding will be stored and how it will be contained within the site. This should confirm that floodwater will not leave the site or adversely affect surrounding land, property, or infrastructure.

The calculations provided do not confirm that the half drain time of the proposed soakaway is <24 hours.

Regarding groundwater monitoring, we suggest that the applicant provides the dates on which the soakaway testing was undertaken. If the testing was carried out during late winter or early spring, and given the site's low groundwater flood risk, we would be content to accept that groundwater is unlikely to present a constraint as no groundwater was encountered during the testing.

RECOMMENDATION

Condition 8 cannot be discharged until the following information is submitted and accepted by the LLFA in relation to drainage comments made in PL/2024/09516:

- Site plans showing the existing surface water drainage layout/arrangement for the existing building, to confirm that the proposed works will not interrupt the existing drainage system.
- A site plan showing the extend of the predicted flood volume in the 1 in 100 year + climate change rainfall event, to demonstrate that this volume is safely contained within the site.
- Calculations showing that the proposed soakaway has a half drain down time of < 24 hours.
- Applicant to confirm the date that soakaway testing was carried out on.

INFORMATIVES

- All new drainage will need to comply with Building Regulations Part H.
- There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.