

PLANNING COMMITTEE

30 OCTOBER 2019

REPORT OF HEAD OF PLANNING, DESIGN AND ENGAGEMENT SERVICES

Discharge of Drainage Conditions for 85 Birchy Leasowes Lane, Dickens Heath on application PL/2019/00418/PPFL

Purpose of the report

To inform Members of the information submitted and fulfilling the relevant criteria to discharge the Drainage conditions on the above application.

Background

An application was submitted to and approved by Planning Committee on 15th May 2019. This application was for the substitution of 2 previously approved plots with 4 houses. Members requested that the information to discharge the drainage conditions be reported back to them for a decision to be made.

A submission of details pursuant to the following conditions has been submitted, and assessed, and relate to the following 3 drainage conditions as set out on the planning decision notice ref: PL/2019/00418/PPFL.

(8) No development shall commence until details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include, as a minimum:-

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development green-field run-off rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter, the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons

1. To ensure that the proposed development can be adequately drained.
2. To ensure that there is no flood risk on or off the site resulting from the proposed development
3. To ensure that water quality is not detrimentally impacted by the development proposal

(9) No development hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reasons

1. To ensure that the drainage for the proposed development can be adequately maintained.
2. To ensure that there is no flood risk on or off the site resulting from the proposed development or resulting from inadequate maintenance of the sustainable drainage system.

10. No development shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:

- a) The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company
- b) Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
 - i). on-going inspections relating to performance and asset condition assessments
 - ii). operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
- c) Means of access for maintenance and easements where applicable.

The plan shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner.

Thereafter, the sustainable drainage system shall be managed and maintained in accordance with the approved details.

Reasons

1. To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development
2. To reduce the flood risk to the development as a result of inadequate maintenance
3. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

Flood Risk Management

The drainage system for the development has been designed using a Sustainable Drainage System (SuDS). The greenfield Qbar rate has been calculated at 3.1l/s for the site pre-development and surface water flows from the site will be limited to this rate for all storms up to a 1 in 100 year event with an extra 40% added to account for climate change.

The site consists of houses and a private driveway for access. The driveway is to be constructed using a permeable surface. Water falling on the site is routed into the stone sub-base of the permeable surface and collected in a perforated pipe. The pipe flows along the drive to the point where the system discharges to a public sewer.

Flows are limited to 3.1l/s at the point of discharge using a Hydro-Brake. This device forces a vortex to form in the flow of water which limits the space for water to flow. In heavy rainfall events the excess water is stored in the sub-base of the permeable paving.

Conclusion

The applicant has sent through the appropriate details of the proposed drainage system, a maintenance plan to ensure that the system will continue to operate properly and computer model of how the system performs. The model demonstrates, as required that the site discharges water at 3.1l/s in all storms up to the 1 in 100+40%. This means that the surface water run-off from the site will be reduced in all storms heavier than a 1 in 2 year event.

Having regards to the above it is suggested that this condition has been fulfilled and should be discharged.