

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director (Customer and Digital)	Planning Committee	Date 11 August 2020

<b>ADDENDUM</b>
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**ITEM 3d - 20/00449/FULMAJ – Golden Acres Ltd, Plocks Farm, Liverpool Road, Bretherton**

**The recommendation remains as per the original report**

The following consultee responses have been received:

**Lancashire County Council Lead Local Flood Authority** have made the following comments:

The Lead Local Flood Authority has no objection to the proposed development subject to the inclusion of the following conditions, in consultation with the Lead Local Flood Authority:

**Condition 1 - Final Sustainable Drainage scheme to be submitted**

No development hereby permitted shall be occupied until final 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 and LLFA.

Those details shall include:

- a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels in AOD with adjacent ground levels.
- b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change), with allowance for urban creep.
- d) Plan identifying areas contributing to the drainage network
- e) A plan to show overland flow routes and flood water exceedance routes and flood extents.
- f) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses
- g) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- h) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, 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 final drainage designs are appropriate following detailed design investigation.
2. To ensure that the proposed development can be adequately drained.
3. To ensure that there is no flood risk on or off the site resulting from the proposed development
4. To reduce the flood risk to the development as a result of inadequate maintenance
5. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

#### Condition 2 – Flood Risk Assessment to be submitted

No development hereby permitted shall commence until a final, updated and site specific flood risk assessment (FRA) has been submitted to and approved in writing by the local planning authority and LLFA.

#### Reason

A FRA is vital if the local planning authority is to make informed planning decisions. In the absence of an accurate and up-to-date FRA, the flood risks resulting from the proposed development are unknown. While the application lies within Flood Zone 1, defined by the Planning Practice Guidance as having a low probability of flooding, the proposed scale of development may present risks of flooding on-site and/or offsite if surface water run-off is not effectively managed. Footnote 50 of Paragraph 163 of the NPPF requires applicants for planning permission to submit a site-specific FRA when development on this scale is proposed in such locations.

The FRA submitted with the application is dated October 2015. Since this FRA was carried out several major flooding incidents have occurred which have affected our understanding and modelling of both the catchment and wider flood risk in general. The applicant is required to produce an updated FRA that demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall, in line with current data, modelling and policy as established in the National Planning Policy Framework (NPPF).

#### **The following condition has been amended to include the approved plans:**

The development hereby permitted shall be carried out in accordance with the following approved plans:

<b>Title</b>	<b>Drawing Reference</b>	<b>Received date</b>
Location plan	14.505.14-01	20 May 2020
Phase 1 canopy layout and elevations	2019-002-A03 A	20 May 2020
Proposed packaging hall and phase 2 canopy layout	2019-002-A04	20 May 2020
Proposed packaging hall and canopy elevations	2019-002-A05	20 May 2020
Proposed packaging hall and phase 2 canopy – plan areas	2019-002-A06	20 May 2020

Packaging hall – front sections	GAP-2019-MAN-PAC-1200	20 May 2020
Packaging hall – side sections	GAP-2019-MAN-PAC-1200	20 May 2020
Packaging hall ground floor	GAP-2019-MAN-PAC-1200	20 May 2020
Packaging hall second floor	GAP-2019-MAN-PAC-1200	20 May 2020
Packaging hall third floor	GAP-2019-MAN-PAC-1200	20 May 2020
Proposed floor plans	3800-19-01 D	20 May 2020

*Reason: For the avoidance of doubt and in the interests of proper planning.*

**The following conditions are recommended for inclusion:**

1. No development hereby permitted, other than demolition, shall be occupied until final 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 and LLFA.

Those details shall include:

- a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels in AOD with adjacent ground levels.
- b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- c) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change), with allowance for urban creep.
- d) Plan identifying areas contributing to the drainage network
- e) A plan to show overland flow routes and flood water exceedance routes and flood extents.
- f) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses
- g) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- h) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, 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 final drainage designs are appropriate following detailed design investigation.*
2. *To ensure that the proposed development can be adequately drained.*
3. *To ensure that there is no flood risk on or off the site resulting from the proposed*

*development*

*4. To reduce the flood risk to the development as a result of inadequate maintenance*  
*5. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.*

2. No development hereby permitted, other than demolition, shall commence until a final, updated and site specific flood risk assessment (FRA) has been submitted to and approved in writing by the local planning authority in consultation with the LLFA.

*Reason*

*The FRA submitted with the application is dated October 2015. Since this FRA was carried out several major flooding incidents have occurred which have affected the modelling of both the catchment and wider flood risk in general. The applicant is required to produce an updated FRA that demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall, in line with current data, modelling and policy as established in the National Planning Policy Framework (NPPF).*

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