

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Head of Planning and Enforcement	Planning Committee	13 June 2023

ADDENDUM

ITEM 3c - 22/00748/REMAJ – Land At Tincklers Lane, Tincklers Lane Ecclestone

The recommendation remains as per the original report.

Drainage

To add to paragraph 34 of the committee report in relation to drainage, the applicant has submitted drainage details, to the satisfaction of the Lead Local Flood Authority, which identifies the following, amongst other things:

- Surface water will be held in a cellular storage tank, located beneath the car park towards the north eastern site boundary, to cater for the 1 in 100 year event with the inclusion of 40% for climatic conditions.
- This will restrict surface water discharge rates to green-field run-off rates and surface water attenuation will be provided in the form of oversized pipes and geo-cellular crates to ensure that the risk of flooding at the site is no greater than the existing pre-development condition.

The Inspector’s decision on the Outline planning permission contains robust planning conditions, replicated below, which will ensure the development cannot commence until the Local Planning Authority, in consultation with the Lead Local Flood Authority, are in receipt and are satisfied with the full drainage details of the proposal. It is standard practice for such details to be required by planning condition.

16. Prior to the commencement of each phase of the development full details for a surface water regulation system and means of disposal for that phase, shall be submitted to and approved in writing by the Local Planning Authority. No surface water shall discharge directly or indirectly into the public foul or combined sewage systems. The details for each part or phase must be consistent with the approved Foul and Sustainable Surface Water Drainage Strategy for the whole site. The details shall include:

- a) Final sustainable drainage layout appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels in AOD with adjacent ground levels for all sides of each plot to confirm minimum 150+ difference for FFL.*
- b) The drainage scheme should demonstrate that the surface water run-off and volume shall not exceed the pre-development run off rate and volume.*
- c) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + 40% climate change with allowance for urban creep.*
- d) A plan/plans identifying areas contributing to the drainage network including surface water flows from outside the curtilage as necessary.*

- e) Measures taken to prevent flooding and pollution of receiving groundwater and/or surface water including flood water exceedance routes in accordance with the DEFRA Technical Standards for Sustainable Drainage Systems.
 - f) Measures taken to manage the quality of the surface water runoff to prevent pollution, protects groundwater and surface waters, and delivers suitably clean water to sustainable drainage components.
 - g) Evidence of assessment of the site conditions to include site investigation and test results to confirm infiltration rates and groundwater levels in accordance with industry guidance.
 - 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.
 - i) A timetable for implementation.
- The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standard.
- The approved scheme shall be in accordance with the approved details.

17. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the Local Planning Authority. The details shall include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged, they are done so at a restricted rate to be agreed in writing with the Local Planning Authority
- b) Measures to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

18. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed in accordance with the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid references) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of a final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Detail of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operations and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements where applicable. Thereafter, the drainage system shall be retained, managed and maintained in accordance with the approved details.

19. For each phase, notwithstanding any indication on the approved plans, no development approved by this permission shall commence until a scheme for the disposal of foul waters for that phase shall be submitted to and approved in writing by the Local Planning Authority. Surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing sewage systems. The details shall include levels of the proposed foul drainage system and finished floor levels AOD. The details for each part or phase must be consistent with the approved Foul and Sustainable Surface Water Drainage Strategy for the whole site. The development shall be carried out in accordance with the approved details.
