

Planning Response Form

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| DCC REFERENCE: | Dinting Road, Glossop | | |
| DCC CONTACT: | Lauren Christopher (01629 539286 Lauren.Christopher@derbyshire.gov.uk) | | |
| PLANNING REFERENCE: | HPK/2015/0412 | | |
| ADDRESS OF SITE: | Dinting Road, Glossop | | |
| DATE RECEIVED: | 03/11/2015 | DATE DUE: | ASAP |

DCC FLOOD RISK MANAGEMENT TEAM RECOMMENDATIONS:

No objections in principle

Conditions Recommended

X

Objection

REASONS AND KEY CONCERNS:

It is noted in the Flood Risk Assessment that a full ground investigation is proposed to be undertaken and that future drainage survey works are to be undertaken. Until these works are undertaken it is not clear where surface waters will be discharged or which drainage proposal will be utilised.

RECOMMENDED CONDITIONS:

1. *"No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site, in accordance with DEFRA Non-statutory technical standards for sustainable drainage systems (March 2015), has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing."*

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and sufficient detail of the construction, operation and maintenance of sustainable drainage systems is provided to the Local Planning Authority in advance of full planning consent being granted.

2. *"No development shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority to demonstrate that the proposed destination for surface water accords with the hierarchy in Approved Document Part H of the Building Regulations 2000."*

Reason: To ensure that surface water from the development is directed towards the most appropriate waterbody in terms of flood risk and practicality by utilising the highest possible priority destination on the hierarchy of drainage options. The assessment should demonstrate with appropriate evidence that surface water runoff is discharged as high up as reasonably practicable in the following hierarchy:

- a. into the ground (infiltration);
- b. to a surface water body;
- c. to a surface water sewer, highway drain, or another drainage system;
- d. to a combined sewer.

To ensure adherence to DEFRA's Non-statutory technical standards for sustainable drainage systems these recommended conditions should not be altered without consulting the County Council Flood Risk Management Team.

Advisory Notes (Non Conditions):

Any works in or nearby to an ordinary watercourse require consent under the Land Drainage Act (1991) from the County Council (e.g. an outfall that encroaches into the profile of the watercourse, etc) to make an application for any works please contact Flood.Team@derbyshire.gov.uk.

The applicant should demonstrate, to the satisfactory of the LPA, the appropriate level of treatment stages from the resultant surface water in line with Table 3.3 of the CIRIA SuDS Manual C697. This type of development usually requires >2 treatment stages before outfall into surface water system which may help towards attainment of the downstream receiving watercourse's Water Framework Directive good ecological status.


OVERCOMING OBJECTIONS AND DISCHARGING CONDITIONS:

To discharge the condition the applicant should ensure all of the below parameters have been satisfied:

1. The production and submission of a scheme design demonstrating full compliance with DEFRA's Non-statutory technical standards for sustainable drainage systems:
 - Limiting the discharge rate and storing the excess surface water run-off generated by all rainfall events up to the 100 year plus 30% (for climate change) critical duration rain storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site to comply with S2 & S3.
 - Provision of surface water run-off attenuation storage to accommodate the difference between the allowable discharge rate/s and all rainfall events up to the 100 year plus 30% (for climate change) critical rain storm to comply with S7 & S8.
 - Detailed design (plans, cross, long sections and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements.
 - Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure the features remain functional.
 - Production of a plan showing above ground flood pathways where relevant for events in excess of 1 in 100 year rainfall event to comply with S9.
 - Where reasonable practicable demonstrate that the runoff volume of the site reflects the requirements of S4.

2. Information to indicate that the surface water can, in principle, be disposed of sustainably in compliance with Approved Document H of the Building Regulations 2000. In particular, the following information should be provided to the Local Planning Authority for review:

- Soakaway/ground investigation conducted in compliance BRE Digest 365 methodology or similar submitted to demonstrate the feasibility of infiltration alone to manage surface water on the site.
- If infiltration is found not to be feasible, an alternative option for surface water disposal should be proposed. In order of preference this should be to:
 - i. an adjacent watercourse with detailed evidence of the feasibility of this option given the existing site constraints,
 - ii. a surface water public sewer, with appropriate evidence that the relevant Water and Sewerage Company (WaSC) deems this acceptable, or
 - iii. a combined public sewer, with appropriate evidence that the relevant WaSC deems this acceptable.

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| COMPLETED BY: | Lauren Christopher | DATE: | 10/11/2015 |
| CHECKED BY: | Victoria Coombes | DATE: | 11/11/2015 |
| SIGNATURE: |  | | |
| DATE SUBMITTED TO LPA: | 11/11/2015 | | |

The County Council holds a suite of information that can inform site development across Derbyshire. The information within this document has been interpreted and provided by an officer from the Food Risk Management Team.

- Historical data has been collated from a range of sources and is anecdotal. The provision of this data is suggested to act as a guide only.
- Fluvial data has been provided by the Environment Agency however the applicant is advised to contact the Environment Agency for further information should the site lie within the floodplain of a Main River.
- The County Council hold BGS data under a licenced agreement and therefore are not licenced to reproduce this information into the public domain.
- The County Council have modelled surface water flooding for the whole of Derbyshire. The model output gives an indication of the broad areas likely to be at risk of surface water flooding and is intended to act as a guide only and cannot be used to identify specific properties at risk.
- Further information regarding the WFD, ecology and biodiversity should be obtained from the Environment Agency and Natural England.