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SUNDERLAND PEACOCK ARCHITECTS

SURFACE WATER DRAINAGE SCHEME

**FOR THE PROPOSED ERECTION OF THREE DWELLINGS AND
CREATION OF NEW VEHICULAR ACCESS ON LAND ADJACENT TO
HAZELMERE, PIMLICO ROAD, CLITHEROE**



Date: 27 January 2016

Our job Ref. 3804

Version: 1.00

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1. Introduction

1.1 Planning Application, Ref. 3/2015/0861, erection of three dwellings with associated vehicular access and landscaping was granted for consent on 14th December 2015. Condition 9 on the Planning Permission Notice relates to the management of surface water of the proposal. This report aims to address Condition 9 by explaining the sites proposed surface water strategy.

9. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the National Planning Policy Framework and Policy DME6 of the Ribble Valley Core Strategy.

Fig 1. Planning Condition 9 (Planning Permission Notice 14th December 2015. RVBC Planning Application, Ref. 3/2015/0861)

2. Surface Water Strategy

2.1 As advised in Planning Condition 9, consideration has been given to the hierarchy of drainage options given below:

‘Paragraph: 080 Reference ID: 7-080-20150323

Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

Particular types of sustainable drainage systems may not be practicable in all locations. It could be helpful therefore for local planning authorities to set out those local situations where they anticipate particular sustainable drainage systems not being appropriate.

Revision date: 23 03 2015’

Fig 2. Extract from: The Planning Practice Guidance, 23.03.2015, Reducing the causes and impacts of flooding, (<http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/reducing-the-causes-and-impacts-of-flooding/why-are-sustainable-drainage-systems-important/>) – Accessed 27.01.2016.

2.2 With this in mind all surface water on the site will find its way into a soakaway on site. Existing grassed areas have been maintained where possible to allow surface water to soakaway. The driveway will be a porous gravel that will also allow surface water soakaway. The flagged paths to the perimeter of the building will be non-porous, however, they will be laid to falls so that any surface water will discharge into the on site soakaways. All surface water will therefore fall into the hierarchy’s most desirable category, 1. into the ground (infiltration). The rain water which falls onto the proposed building’s roof will be directed into the combined public drainage system as is the case with Hazelmere and the other surrounding buildings.

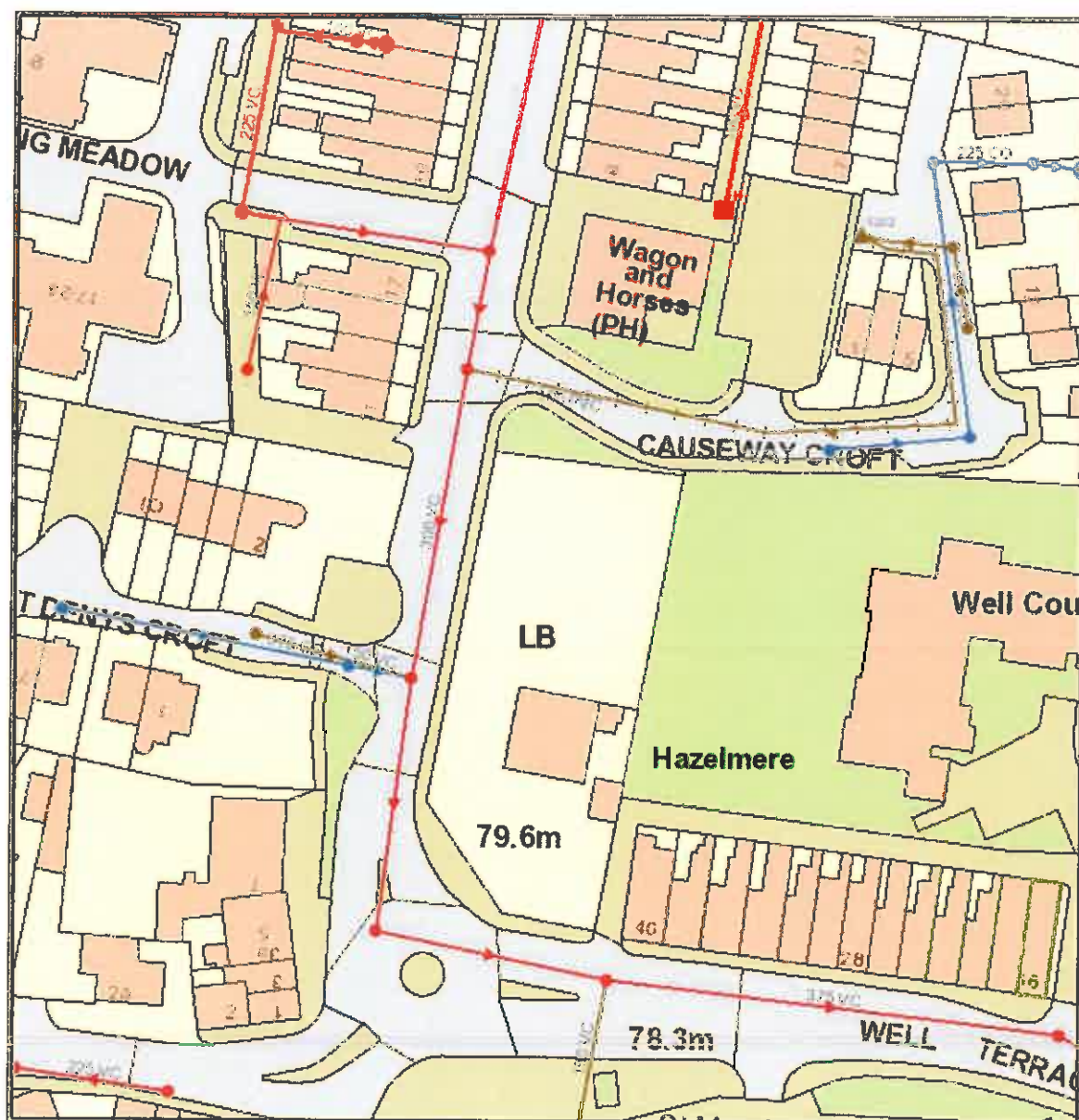


Fig 3. United Utilities, Existing public sewer record for the area surrounding Hazelmere, November 2015.

3. Conclusion

3.1 The proposed landscaping strategy incorporates porous materials, ensuring that the majority of the rainfall on site will soakaway naturally as desired by the national policy. After discussions with the building control officer, we feel the drainage issues have been sufficiently addressed in order to discharge the related Planning Approval Condition.