

Sharon Craig

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 21 December 2018 07:42
To: planning
Subject: RE: 3/2018/0786 Dog and Partridge

Good morning,

Thank you for re-consulting the Lead Local Flood Authority (LLFA) on the above application. I have reviewed the information provided and I have the following comments to make:

- a) The methodology used for calculating the existing surface water runoff rates do not appear to comply with the methodology outlined in Section 24.5 of the CIRIA SuDS Manual 2015. In particular, the applicant has failed to demonstrate that they have properly investigated and simulated the existing surface water drainage system to derive a head-discharge relationship at the outfall. Instead, the applicant's methodology incorrectly assumes that all of the surface water generated from the existing impermeable area will discharge at the rate shown in the drainage strategy report (22.8l/s). This is clearly not the case as noted in section 3.6 of the report. The applicant's methodology also fails to take account of the hydraulic characteristics of the receiving drain; all of which are likely to influence the maximum pass-through flow rate from the existing piped system. This will need to be brought to the attention of the applicant so that the existing surface water runoff rates can be reassessed using the methodology outlined in Section 24.5 of the CIRIA SuDS Manual 2015.
- b) The applicant has failed to provide sufficient details relating to the proposed surface water outfall location (i.e. the size, route and condition of the receiving drain). In the absence of this information, it is not clear whether the receiving drain will have sufficient capacity and will be in a sufficient condition to accept the flows generated from the development site. It is also unclear whether the applicant will have the right to connect to the drain, considering the drain is likely to be privately owned. This will need to be brought to the attention of the applicant so that further clarification can be provided in this regard.
- c) The preliminary surface water drainage layout plan (appendix B of the drainage strategy report) appears to show surface water from a small area of the site being drained to ground (i.e. the plots adjacent to Hesketh Lane). This arrangement conflicts with the conclusions of the applicant's drainage strategy report, which suggest that infiltration will not be possible due to existing ground conditions. This will need to be brought to the attention of the applicant so that further clarification can be provided in this regard. Should the applicant intend to proceed with the use of soakaways for part of the site drainage, then they will first need to demonstrate that they have worked through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365 revised 2016. This is to confirm the suitability of soakaways within the development site. If soakaways are shown to be unsuitable, then the applicant will need to provide an alternative method for draining this area of the site.
- d) The applicant does not appear to have provided a topographical survey as requested in my previous response. This will need to be brought to the attention of the applicant so that the supplementary information can be provided.

The above points will need to be addressed in full before I am able to provide you with a substantive response. If this cannot be achieved, then please let me know so that I can assess whether a formal objection is required.

Many thanks,

Chris

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From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]
Sent: 03 December 2018 11:30
To: Suds <suds@lancashire.gov.uk>
Cc: John Macholc <John.Macholc@ribblevalley.gov.uk>
Subject: 3/2018/0786 Dog and Partridge

Further to our consultation on 7th September and Chris's response on 14th September, and our subsequent consultation on 27 November we have now received another amended drainage report (dated 3 December 2018), which is available to view on our website by following the link previously given.

Please will you let John Macholc have your further comments on the above planning application within the next 21 days? (Please respond to planning@ribblevalley.gov.uk FAO John Macholc).

Kind Regards

Jane Tucker Planning Administration Assistant Tel 01200 414520
Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, BB7 2RA

From: Jane Tucker
Sent: 07 September 2018 13:53
To: 'chippingparishcouncil@outlook.com'; LCC Planning Contributions; LCCHighways (lhcustomerservice@lancashire.gov.uk); LLFA (suds@lancashire.gov.uk); Colin Hirst
Subject: Consultation on planning application 3/2018/0786 Dog and Partridge Hesketh Lane Chipping PR3 2TH

Please will you let John Macholc have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO John Macholc).

The application is for the conversion of an existing restaurant (A3) to create twelve apartments (C3) and the siting of four holiday lets.

Here is a link to view the submitted documents on our website
https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2018%2F0786

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