

Development Management Delegated Decision Report

B/17/0396/CD1



SUMMARY OF APPLICATION

Application Reference	B/17/0396/CD1
Application Type	Discharge of Condition
Proposal	Application to approve details relating to Conditions 15 (Surface Water Drainage) & C. 16 (Construction & Transport Management Plan) of planning permission B/17/0396
Location	Land to the rear of Westminster Terrace, South Street, Swineshead, Boston, PE20 3UG
Applicant	Mr James Duffy, SL Developments Nationwide Ltd
Agent	Clive Wicks, Clive Wicks Associates
Target Decision Date:	8 March 2021
Statutory Expiry Date:	08-Apr-2021
Extension of Time:	---
Recommendation	Discharge Condition 16 only.
Report by:	Grant Fixter
Date:	22/03/2021

Officer Appraisal / Comments:

Condition 15

The applicant has submitted a Surface Water Drainage Strategy (Doc ref: 11221-REP-01) which outlines the proposed drainage scheme. Within the document, reference is made to parties who will be responsible for different elements of the drainage system. Anglian Water are proposed to manage:

- Filter strips and filter drains;
- Perforated pipes and inspection chambers;
- Detention basin;
- HydroBrake flow control device;
- Underground pipe network;
- Headwalls.

Anglian Water were consulted who made the following comments:

"We note from the submitted documents that the applicant is proposing Anglian Water to be the adopting body for all/part of the SuDS scheme. The applicant has engaged with us regarding adoption, however, at this time we do not have sufficient information to confirm if the design meets our adaptable standards.

We therefore do not recommend discharge of condition 15 at this time. We require the applicant to contact planningliaison@anglianwater.co.uk to discuss the design in detail.

Should you have any queries or comments regarding this please contact us at planningliaison@anglianwater.co.uk or 07929 786 955 quoting reference PLN-0115308."



As Anglian Water are proposed to be responsible for the above elements, state they do not have sufficient information and advise against discharging condition 15 at this time, the officer is not satisfied the proposed drainage scheme is acceptable.

Condition 15, therefore, is not discharged.

Condition 16

The applicant has submitted a Construction Management Plan which outlines the required information detailed in the condition. Neither Environmental Health, The Highway Authority or the officer have any objections/ concerns with the submitted plan.

Condition 16, therefore, may be discharged.

Condition number	Condition	Details submitted	Status
Condition 15	<p>No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:</p> <p>a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;</p> <p>b) Provide attenuation details and discharge rates which, unless agreed otherwise with the surface water receiving body, shall be restricted to 1.4 litres per second per hectare;</p> <p>c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and</p> <p>d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development,</p>	<p>Surface Water Drainage Strategy (Doc ref: 11221-REP-01).</p> <p>11221/01 - Proposed Surface Water Drainage Arrangement.</p> <p>11221/02 - Proposed Surface Water Drainage Typical Sections & Details.</p> <p>11221/05 - Proposed Adoption / Maintenance Plan</p>	Not discharged.

C.16	<p>including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.</p> <p>The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.</p> <p>Prior to the commencement of any part of the development hereby permitted, a Construction and Traffic Management Plan, detailing: a) where construction vehicles and the vehicles of site personnel will be parked within the site, b) where material delivery vehicles will be parked, unloaded and manoeuvred within the site and c) where site accommodation and welfare facilities will be located within the site, shall be submitted to the Local Planning Authority. The development shall thereafter be completed in accordance with the permitted Construction and Traffic Management Plan.</p>	Construction Management Plan (December 2020)	Details approved.
NOTES FOR DECISION NOTICE:			