

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5th January 2022

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00497/LMAJ	Lyndsey Hayes	2	49-74

Amendment to Report Section 6: Additional Consultation Responses:

Since the publication of the Committee report United Utilities and the Council's Drainage Engineer have provided the following responses:

UNITED UTILITIES - The proposals are acceptable in principle subject to conditions requiring the development to be carried out in accordance with the submitted Flood Risk Assessment with no surface water into the public sewer, and a condition requiring full details of a surface water drainage scheme. Advice notes are also requested to be attached.

WBC HEAD OF ENGINEERING SERVICES (DRAINAGE) - Refuse - Full surface water drainage details have not yet been provided, including weir overflow and flow control device (hydrobrake). Drawing P2019-049 Rev P6 still does not show on outfall to River Calder and indicates that access with adjacent land owner is still not agreed. Full details to be submitted for approval.

Officers Response: Following re-consultation on the scheme solely for the full proposals the Drainage Engineer has recommended refusal of the application on the basis full surface water drainage details have not yet been provided, including weir overflow and flow control device (hydrobrake). He also considered the latest drawing does not show outfall to River Calder and indicates that access with adjacent land owner is still not agreed. However the latest plan shows the same drainage proposals as previously to which the Drainage Engineer had no objection in principle. Members are advised that the plan still shows the intended route to head to the River Calder and lack of landowner consent is not a planning reason to refuse an application. The Drainage Officers recommendation has changed as he has concerns that the proposed surface water plans are reliant on surface water drainage crossing the neighbouring land and that there is risk that the applicant may not be able to discharge the surface water through this expected route to the River Calder. Land consent isn't a planning matter and the applicant has agreed to an amended condition requiring surface water drainage to discharge to the River Calder. In the event that land consent can't be agreed the applicant would have to apply to vary this condition and the Council would have the control via that condition to reassess any drainage proposals. Overall it is considered there is a drainage solution for the site, and that should Members be minded to approve the application such condition should be attached.

No further issues have been raised by UU other than a suggested condition for a scheme of surface water to be submitted and an informative to water supply and this information can be attached as an informative.

Revised Plans received:

Revised plans have been received showing the proposed location of bins and proposing cycle hoops within the proposed site layout. However full details have still not been provided and therefore a condition is considered necessary to ensure full details of bin stores in the location indicated are submitted.

Amendment to Conditions (amendments in bold and italics)

In light of the above the following conditions have been updated accordingly as follows:

Condition 2: Plans

The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 11.06.2020 including the following plans/documents:

- Drawing No. 2019-039/101 Revision E, Location Plan
- Drawing No. 2019-039/201 Revision **Q**, Proposed Site Plan
- Drawing No. 2019-039/202 Revision **C**, Site Sections
- Drawing No. UG_572_LAN_GA_DRW_001 Revision **P10**, General Arrangement
- Drawing No. 2019-039/210 Revision B, UNIT 1 GA FLOOR PLANS
- Drawing No. 2019-039/211 Revision E, UNIT 1 GA ELEVATIONS
- Drawing No. 2019-039/212, UNIT 1 GA ROOF PLAN
- Drawing No. 2019-039/220 Revision A, UNIT 2 GA FLOOR PLANS
- Drawing No. 2019-039/221 Revision B, UNIT 2 GA ELEVATIONS
- Drawing No. 2019-039/222, UNIT 2 GA ROOF PLAN
- Drawing No. 2019-039/230 Revision A, UNIT 3 GA FLOOR PLAN
- Drawing No. 2019-039/231, Revision C, UNIT 3 GA ELEVATIONS
- Drawing No. 2019-039/232, UNIT 3 GA ROOF PLAN
- Drawing No. 2019-039/240 Revision A, UNIT 4 GA PLANS
- Drawing No. 2019-039/241 Revision C, UNIT 4 GA ELEVATIONS
- Drawing No. 2019-039/242, UNIT 4 GA ROOF PLAN
- Drawing No. 2019-039/250 Revision A, UNIT 5 GA FLOOR PLANS
- Drawing No. 2019-039/251 Revision A, UNIT 5 GA ELEVATIONS
- Drawing No. 2019-039/252, UNIT 5 GA ROOF PLAN
- Drawing No. 2019-039/260 Revision A, UNIT 6 GA FLOOR PLAN
- Drawing No. 2019-039/261 Revision A, UNIT 6 GA ELEVATIONS
- Drawing No. 2019-039/262, UNIT 6 GA ROOF PLAN

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

Condition 5 Drainage:

Prior to the commencement of the development ***a drainage scheme demonstrating that surface water will discharge to the River Calder, and*** which shall detail measures for the attenuation and the disposal of foul and surface waters (including details of revised on-site attenuation), including weir overflow and flow control device (hydrobrake), and including details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31.

The scheme details shall include, as a minimum:

- a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change as set out within

the Environment Agency's advice on Flood risk assessments: climate change allowances' or any subsequent replacement EA advice note), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;

- b) Demonstration that the surface water run-off would not exceed the pre-development greenfield runoff rate;
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation, including phasing as applicable;
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- g) Details of water quality controls, where applicable.

For the avoidance of doubt, surface water must drain separate from the foul 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.

No part of the development shall be first occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with Policies CDMP2 and CDMP3 of the Wyre Local Plan (2011-31) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

Condition 9: Levels

The development hereby approved shall be constructed and completed in full accordance with the approved finished floor levels as shown on Drawing No. 2019-039/201 Revision **Q** (Proposed Site Plan), and the land levels shown on Drawing No. 2019-039/202 Revision **C** (Site Sections), and unless minor variations are submitted to and approved in writing by the Local Planning Authority after the date of this permission and before implementation.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, has a satisfactory impact upon residential amenity and has a

satisfactory impact on drainage in accordance with Policies CDMP3 and CDMP2 of the Wyre Borough Local Plan (2011-31).

15. Prior to the first use of any unit hereby approved, the parking / turning area(s) shown on the approved plan Drawing No. 2019-039/201 Revision **Q** (Proposed Site Plan) shall be laid out, surfaced and drained. The parking / turning area(s) shall not thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Reason: In order to ensure that adequate off-street car parking provision is available to meet the needs of the development in the interests of visual and residential amenity and highway safety in accordance with the provisions of section 9 of the NPPF and Policy CDMP6 of the Adopted Wyre Local Plan (2011-31).

21: Soft landscaping

The soft landscaping works for the development shall be carried out in full accordance with the approved soft landscaping details shown on Drawing No. UG_572_LAN_SL_DRW_002 Revision **P08** (Soft Landscaping Plan) prior to first use of any unit hereby approved or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 7 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with Policies CDMP3 and CDMP4 of the Wyre Local Plan (2011-31) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework.

27. Prior to the first use of any unit hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to and approved in writing by the Local Planning Authority. This shall be compatible with the approved soft landscaping details shown on Drawing No. UG_572_LAN_SL_DRW_002 Revision **P08** (Soft Landscaping Plan) and demonstrate bolstering or infilling of existing boundary hedgerows where appropriate. The approved boundary treatment shall be completed before the use hereby permitted is first commenced. The approved details shall thereafter be maintained and retained.

Reason: In the interests of the appearance of the locality in accordance with policy CDMP3 of the Wyre Local Plan (2011-31).