

Re: PA/2017/855 Planning Application at Seven Lakes Industrial Estate, Access Road To Leisure Complex And Industrial Site, Ealand, DN17 4JS

Billy Green on behalf of LLFAdrainageteam

Fri 18/08/2017 13:45

To: Planning <Planning@northlincs.gov.uk>; James Roberts <James.Roberts@northlincs.gov.uk>;

Hi

The LLFA Drainage Team has no objection to the proposed development subject to the implementation of the following planning conditions and informative comments:

1) No Development shall take place until a strategy for the management of surface water drainage, that includes the implementation of SuDS and their adoption & maintenance arrangements, has been submitted to and agreed in writing by the local planning authority.

The applicant must:

- 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 and will not increase the risk of flooding off-site.
- b) Provide principle/detailed design (surveys, ground investigations, drawings, network details and calculations showing critical storm details) in support of any surface water drainage scheme, including details on any attenuation system and its discharge rates, and investigation into the condition of the existing outfall and proposed arrangements.
- c) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, 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.
- d) Provide details of the timetable for and any phasing of implementation for the drainage scheme.

2) The Drainage scheme shall be implemented in accordance with the approved submitted details required by the above condition (reference approved condition number above) and shall be completed prior to the occupation of any dwelling or building within each phase or sub phase of the development on site and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: *To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future adoption & maintenance of the sustainable drainage structures in accordance with Policy DS16 of the North Lincolnshire Councils Local Plan & Policies CS18 and CS19 of the North Lincolnshire Councils Core Strategy*

Informative Comments

1. Detailed modelling of the downstream receptor (pumping station) needs to be carried out to confirm that it can cope with the proposed discharge from this development of 20 litres/second. The agreed discharge from the upstream 16 No house development (PA/2013/1256 & PA/2016/1710) is already proposing the same discharge rate. The current adjacent planning application (PA/2017/824) is also proposing to discharge into the pumping station. An overall drainage strategy for the whole development site needs to be developed.

2. It is noted that 13 out of the 23 plots have private drive frontages. The same level of protection needs to be maintained for these properties. Clarification should be given regarding how this will be achieved based on the

current proposed layout ?

Kind Regards,

**North Lincolnshire Council Flood Risk Team
Lead Local Flood Authority**

Community Services
Places Directorate
8-9 Billet Lane
Scunthorpe
DN15 9YH
Tel: 01724 297522

Note: For all future correspondence via email, please reply to LLFAdrainageteam@northlincs.gov.uk

From: noreply@salesforce.com <noreply@salesforce.com> on behalf of Sue Barden
<ben.marshall+northlincsplanning@arcusglobal.com>

Sent: 11 July 2017 10:39

To: LLFAdrainageteam

Subject: PA/2017/855 Planning Application at Seven Lakes Industrial Estate, Access Road To Leisure Complex And Industrial Site, Ealand, DN17 4JS

Dear Sir/Madam,

Application No: PA/2017/855

Proposal: Outline planning permission to erect a residential development with all matters reserved except for access

Site Location: Seven Lakes Industrial Estate, Access Road To Leisure Complex And Industrial Site, Ealand, DN17 4JS

Applicant: Mr Ian Johnson, Canley Food Packers

Case Officer: James Roberts

Your views are requested on the above application. You can now view the application and associated documents directly on the web site by selecting the following link:

<http://www.planning.northlincs.gov.uk/plan?ref=PA/2017/855>

You can if you wish also send your comments to us using this service by clicking on the "submit comment" button at the bottom of the application screen (this facility will only be available to use until the consultation period expires) or alternatively email us at planning@northlincs.gov.uk. **Whilst we will endeavor to ensure that all the documents are available to view as soon as you receive this email, this may not always be possible. They will usually be available by the following day.**

Any comments should reach me (paper or electronic) no later than 21 days from the date of this email, following which time the council may proceed to determine the application. In the meantime if you have any queries about the proposal these should be directed to the case officer named above. If you have no objections or comments to make then early notification of this will assist me to deal with the application promptly. Any comments you do make will appear on the council's web site.

Development Management

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