

Re: PA/2019/1260 Planning Application at land rear of 38 & 40 Ville Road, Scunthorpe, DN16 2NW

LLFAdrainageteam

Tue 20/08/2019 10:53

To: Planning <Planning@northlincs.gov.uk>; Scott Jackson <Scott.Jackson@northlincs.gov.uk>;

Cc: info@keystonetechnical.co.uk <info@keystonetechnical.co.uk>;

Scott,

Currently there is insufficient information to enable us to approve the surface water drainage design.

The development falls within our lower threshold assessment levels (5-9 properties) so the applicant must provide a principle drainage strategy which outlines all sources of flooding and provides proposals to mitigate this, including drainage layout plans, topographical survey and hydraulic calculations for a 1 in 100 year storm event plus CC based on SuDS principles, including adoption / maintenance proposals. The developer proposes soakaways but fails to provide the ground investigation details to support or oppose this proposal. The proposed development is within an area identified as at high risk from surface water flood risk, therefore, suitable mitigation measures will be required.

In addition to the above please be advised that land drainage exists within the property boundary which requires consideration as part of the final design. We commented previously on this as part of PA/2014/1426. This drainage would seem to lie underneath the properties which is not ideal long term solution.

Please refer to the Environment Agencies 'Living on the edge - Riverside ownership rights and responsibilities' document which can be found online for further information. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Before commenting further, we would advise the developer to provide the above details. Please contact ourselves to discuss the matter if you have any queries to agree a satisfactory resolution to the matter.

Kind Regards,

**Lead Local Flood Authority
Flood Risk and Drainage Team**

North Lincolnshire Council

Asset and Infrastructure Services
8-9 Billet Lane
Scunthorpe
DN15 9YH
Tel: 01724 297522

Note: Please quote planning application reference numbers on all future correspondence



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From: Sarah-Lee Bootland <planningapplications@northlincs.gov.uk>

Sent: 16 August 2019 15:51

To: LLFAdrainageteam

Subject: PA/2019/1260 Planning Application at land rear of 38 & 40 Ville Road, Scunthorpe, DN16 2NW

Dear Sir/Madam,

Application No: PA/2019/1260

Proposal: Application for approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline application PA/2014/1426 granted on appeal 28/10/2016

Site Location: land rear of 38 & 40 Ville Road, Scunthorpe, DN16 2NW

Applicant: Mr M Bhangu

Case Officer:

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/2019/1260>

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

North Lincolnshire Council

Asset Management and Development

Church Square House

30-40 High Street

Scunthorpe

DN15 6NL

Tel: 01724 297000

Web: www.northlincs.gov.uk

Ref:a191p00000RfhFy



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