

PLANNING APPLICATION CONSULTEE RESPONSE

Application Number	PA/2025/1004	<i>Epsom House Chase Park Redhouse Interchange Doncaster South Yorkshire DN6 7FE</i>
Case Officer		
Proposal	Planning permission to erect 23 dwellings and associated infrastructure (Phase 2)	
Applicant:	Keigar Homes Ltd	
Address	land off Applefields, Wrawby (adjacent Phase 1)	
Date of Reply	04.09.2025	
Consents Officer to the Board	Adam Branston (Shire Group of IDBs)	
On behalf of	Ancholme IDB	

The IDB as a Consultee give the following comments/recommendations:

Our current guidelines for any increase in surface water discharge are as follows: -

If the surface water were to be disposed of via a soakaway system, the IDB would have no objection in principle but would advise that the ground conditions in this area may not be suitable for soakaway drainage. It is therefore essential that percolation tests are undertaken to establish if the ground conditions are suitable for soakaway drainage throughout the year.

If surface water is to be directed to a mains sewer system the IDB would again have no objection in principle, providing that the Water Authority are satisfied that the existing system will accept this additional flow.

If the surface water is to be discharged to any ordinary watercourse within the Drainage District, Consent from the IDB would be required in addition to Planning Permission and would be restricted to 1.4 litres per second per hectare or greenfield runoff

No obstructions within 9 metres of the edge of an ordinary watercourse are permitted without Consent from the IDB.

If surface water or works are planned adjacent to a Main River within the Drainage District, then the Environment Agency should be contacted for any relevant Permits.

Recommendations:

- Should Consent be required from the IDB as described above, we would recommend that this is a **PLANNING CONDITION** of any **PLANNING DECISION**.
 - **Reason:** requirements of Land Drainage Act 1991 (as amended)
- **PLANNING CONDITION** for Larger Development: Should on-site SuDS or flow restriction be proposed as part of any larger development the IDB requests that those restricted flow measures or attenuation are put in place before occupancy and within 3 months of development progressing on site.
 - **Reason:** not to increase flood risk downstream of sites during temporary works / development.

- **ANY** surface water discharge into **ANY** watercourses in, on, under or near the site requires **CONSENT** from the Drainage Board.

For further guidance, pre-application advice & consent form visit:
www.shiregroup-idbs.gov.uk, and select "

For direct enquiries e-mail: planning@shiregroup-idbs.gov.uk