

LATE PAPERS FOR DEVELOPMENT CONTROL COMMITTEE
18th February 2019

Item: 02	Application: S.19/1905/FUL
Address: Land Near Horsetrough Roundabout, Ebley Road, Stonehouse	

Heritage

Please note that the relevant paragraphs in the National Planning Policy Framework 2.2 (February 2019) relating to conserving and enhancing the historic environment are paragraphs 184 - 202 (not paragraphs 126 – 141 as referred to at the bottom of page 52 of the report).

Drainage

Further comments have been received from GCC as LLFA regarding the drainage strategy. As outlines below GCC are satisfied that the detailed drainage design can be deferred and approved via condition.

GCC as Local Lead Flood Authority:

Following the LLFAs objection on 7 November 2019, the applicant has submitted approval from Stroud Valleys Canal Company for the headwall to be built into the wall of the canal (email dated 23 January 2020) as well as confirmation that there will be sufficient fall from the underground storage tank and the water level in the canal for it to function effectively.

There is still some more detail on the pipe work required to demonstrate that the drainage will be able to function without flooding in a 1 in 30 year rainfall event as well as the building not flooding in a 1 in 100 year event. This includes the car park, which at the moment is relying on infiltration into clay, so may require to be included in the positive drainage network resulting in an increase in the size of the underground storage. With approval to discharge into the canal provided, this information can be provided at detailed design so I remove my objection and recommend the following condition:

Condition: No development shall commence on site until a detailed Sustainable Drainage System (SuDS) Strategy document has been provided for approval by the Local Planning Authority, this should be in accordance with the proposal set out in the applicant's submission (Drawing no.: 1232/05 N). The SuDS Strategy must include a detailed design. The SuDS Strategy must also demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the life time of the development. The approved scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.

Reason:

To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

Updated recommendation

Given the above, Officers recommend that the insufficient drainage information refusal reason (3) should be removed from the recommendation.