

Alena Dollimore

From: James Griffin <James.Griffin@hunterpage.net>
Sent: 24 October 2018 13:59
To: Alena Dollimore
Subject: FW: Response To Application Number 18/01004/FUL/LLFA at Land At North Road West And Grovefield Way Cheltenham Gloucestershire

From: James Griffin
Sent: 14 June 2018 14:04
To: Joe.Seymour@cheltenham.gov.uk
Cc: Lycia Warwick
Subject: RE: Response To Application Number 18/01004/FUL/LLFA at Land At North Road West And Grovefield Way Cheltenham Gloucestershire

Hi Joe,

Thanks for this. I will liaise with my client and come back you.

You may wish to note however that the LLFA were consulted previously and raised no objections to the scheme. The current proposal does not differ from that previously assessed. Their original comments are below:

1st February 2017

I have reviewed the above planning application in relation to surface water drainage and flood risk. As this is a hybrid application I have separated my comments for Phase 2 & 3 as set out below.

Phase 2

The Lead Local Flood Authority (LLFA) has no objection to this application but recommends that any approval is dependant on the below described Conditions which take account of the following comments. The applicant has outlined a surface water drainage strategy for Phase 2 of this development which incorporates the balancing pond approved and constructed for Phase 1. Surface water runoff from roofs and impermeable areas will be managed via a combination of permeable paving and cellular storage with a controlled discharge through a balancing pond at the Phase 2 pre-development Greenfield QBar runoff rate. This rate is 8.4 l/s but will combine with the existing 1.8 l/s entering the balancing pond from the access road runoff (Phase 1) resulting in a controlled discharge of 10.2 l/s. Discharge is to the unnamed watercourse at the northern boundary of the site. Please note that any related structures within this watercourse may require consent under the Land Drainage Act from Cheltenham Borough Council.

Whilst a quantity of 487m³ of attenuation is attributed to the site's permeable paving it is unclear whether this surface water is to be discharged via the balancing pond and to the watercourse or whether it is proposed to infiltrate directly to ground. If infiltration is proposed evidence is required how this will be achieved given the ground investigation results provided. Clarification will be required within the detailed design on these points. Regarding the use of cellular storage, in addition to its inclusion in a detailed maintenance schedule the LLFA would wish to see details of how any proprietary system proposed can be effectively cleaned.

Phase 3

This is an outline application and the LLFA has no objection to the proposed drainage

strategy of discharging the Phase 3 surface water runoff to the same watercourse as Phase 2. This is the natural catchment for the runoff and it is proposed to limit the discharge to the pre-development Greenfield Q Bar rate of 5.7 l/s. It is recommended that any approval is also dependant on the below described Conditions.

Conditions

Condition 1: No development approved by the permission shall be commenced until a detailed drainage strategy based upon the approved drainage strategy submitted for Phase 2 and 3, Coirinthian Park, Cheltenham, Reference 16-6953 has been submitted to and approved in writing by the Local Planning Authority. If an alternative strategy or amendments are required, it must be submitted to and approved by the LPA. The drainage scheme shall be carried out in accordance with the approved details.

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 and water quality in the locality.

Condition 2: No development shall be put in to use/occupied until a SUDS maintenance plan for all SuDS/attenuation features and associated pipework has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

NOTE 1 : The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency

NOTE 2 : Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.

James Griffin MA MRTPI
Associate
e. james.griffin@hunterpage.net
dd. 01242 229264

Visit our website at www.hunterpage.net
Cheltenham (Head office)t: 01242 230066
Thornbury House
18 High Street
Cheltenham
Gloucestershire
GL50 1DZ

Company Registration No: 04357731

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-----Original Message-----

From: Joe.Seymour@cheltenham.gov.uk [<mailto:Joe.Seymour@cheltenham.gov.uk>]

Sent: 14 June 2018 13:40

To: James Griffin

Subject: FW: Response To Application Number 18/01004/FUL/LLFA at Land At North Road West And Grovefield Way Cheltenham Gloucestershire

Hi James,

I've just received this response from the LLFA.

They have just asked for clarification on a few points. If you could provide some more information in response to their points I will be able to go back to them.

Thanks

Joe

-----Original Message-----

From: GRAHAM, David [<mailto:David.GRAHAM@gloucestershire.gov.uk>]

Sent: 14 June 2018 12:45

To: Joe Seymour; Internet - Planning Comments

Cc: WHEELER, Cllr Simon

Subject: Response To Application Number 18/01004/FUL/LLFA at Land At North Road West And Grovefield Way Cheltenham Gloucestershire

Please find attached my representation in relation to the above planning application.

Regards

David Graham

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