

SOUTHERN PLANNING COMMITTEE – 26TH OCTOBER 2016

UPDATE TO AGENDA

APPLICATION NO.

16/3924C

LOCATION

Waterworks House, Dingle lane, Sandbach.

UPDATE PREPARED

20th October 2016

Flood Risk Manager:

It has been noted within the 'Drainage Impact Assessment and SUDS Strategy' that the whole site lies within flood zone 1, however, this statement is **incorrect** as shown on our GIS mapping system a small section South of the site bordering Arclid Brook is located within Flood Zone 3. It is noted the section of Flood Zone 3 is indicated within a 'Nature Corridor' however the risk of flooding from surface, ground and/or sewer must be appropriately mitigated.

According to the Environment Agency's maps Arclid Brook is designated as Main River so the EA should be consulted about the fluvial flood risks from this watercourse. The general requirement in this situation would be that the finished floor levels should be set 600mm above the Flood Zone 3 level. The Environment Agency would confirm their specific requirements for the site upon consultation.

The following conditions are related to surface water:

Condition: Drainage strategy/design in accordance with the appropriate method of surface water drainage chosen dependent on the ground testing on site. This should be submitted to the Lead Local Flood Authority to be assessed and deemed appropriate for the specific site before construction can commence.

Condition: No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority. The drainage design must also include information about the designs storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for Climate Change)) & any temporary storage facilities included, to ensure adequate drainage is implemented on site. This must also include flood water exceedance routes, both on and off site.

Informative: If the developer intends to discharge the surface water flows from the development to Arclid Brook then checks should be made with the Environment Agency to see if an environmental permit is required. Any flows to the brook should mimic existing greenfield runoff rates.

The Environment Agency have been consulted on the application, but have not responded. However, they had no objection to the previous proposal that was approved on appeal, and this application is coming no closer to Arclid Brook than that.

Plans

Additional plans have been submitted to demonstrate the levels (existing & proposed) on the site. These will be provided in electronic format to Members and in hard copy form on the day of the meeting.

RECOMMENDATION

No change to the recommendation.