

Iclipse~~imD0AC

From: Mike Wickens
Sent: 05 November 2019 09:19
To: Mike Parkes
Subject: RE: 18/00123/EIAMAJ

Hi Mike,

I have reviewed the Flood Risk Assessment prepared by Weetwood dated August 2018, concerning the above application, I confirm, I have no objections to the proposed drainage strategy in principle. However, one slight concern is the coefficient of permeability figures appear to be slightly on the low side to assure infiltration drainage will be fully successful for the disposal of surface water especially during the wetter winter months. As such, the applicant must ensure that a suitable level of safety is designed in to the onsite attenuation storage in mitigation.

Can I recommend the following conditions are attached to any notice of consent should the application be granted planning permission.

DRAINAGE, SURFACE WATER MANAGEMENT DURING CONSTRUCTION

No phase of the development shall take place until detailed drawings have been submitted to, and approved by the Local Planning Authority showing how surface water will be managed during the construction phases.

Reason: To ensure surface water is properly managed through the construction phases of the development

DRAINAGE, SURFACE WATER DRAINAGE SCHEME

Prior to the commencement of any soil stripping or foundation works to any of the buildings, drawings shall be submitted to, and be agreed by the Local Planning Authority in consultation with the Lead Local Flood Authority, showing details of the proposed surface water drainage strategy. No piped discharge of surface water from the application site shall take place until the approved works to provide a satisfactory outfall has been completed. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development and will include:

- (a) a drainage system designed with sufficient on site attenuation so that

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flooding does not occur on any part of the site for a 1 in 30 year rainfall event, nor any flooding for a 1 in 100 year rainfall event in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development, except within an area that is designed to hold and/or convey water. The design shall also ensure that storm water resulting from a 1 in 100 year rainfall event, plus an allowance of 40% to account for climate change can be stored on the site without risk to people or property and without increasing flood risk off site. Due to the relatively low percolation figures a further factor of safety should be incorporated into the onsite attenuation requirements.

(b) full hydraulic calculations for the proposed surface water drainage design.

(c) proposed control measures to manage pollution from vehicle parking and hard standing areas.

(d) an exceedance flood routing plan which shall demonstrate where flooding could potentially occur if the designed drainage systems were to be exceeded or fail for any reason including rainfall in excess of the 1 in 100 year event. The routing map should indicate direction of flood flows, highlighting areas that could flood and to what depth. The plan must demonstrate that exceedance flows will not cause risk or flooding to property/people on or off site.

(e) details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development.

Reason: To ensure the site is properly drained for the lifetime of the development.

Regards

Mike

From: Mike Parkes <Mike.Parkes@harrogate.gov.uk>
Sent: 28 October 2019 13:24

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To: Mike Wickens <Mike.Wickens@harrogate.gov.uk>
Subject: 18/00123/EIAMAJ

Mike

Does the FRA dated 20 Aug 2018 (3 docs) address any of your concerns as per your comments of 16 Jjul 2018

If Iclipse does not behave

uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P2DYX5HY0EK00

Would appreciate your comments this week

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