

Environment Director & Chief Executive:
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Date 16th December 2015

RE: 6/2015/1997/MAJ - Comet Hotel, Hatfield, AL10 9RH

Dear,

In response to the revised FRA produced by Curtins, reference ICBR0037-RP-001 dated 13th of November 2015; submitted by the applicant in response to our letter dated 4th November 2015 we can confirm we are in a position to remove our objection on flood risk grounds.

The applicant has provided sufficient detail to demonstrate that there is a feasible drainage scheme for the site, including sustainable drainage measures such as permeable pavements and filter drains.

We therefore recommend the following conditions to the local planning authority should planning permission be granted:

Condition 1

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the drainage strategy submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall be carried out in accordance with the FRA produced by Curtins, dated 13th of November 2015 and mitigation measures detailed within the surface water drainage strategy:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 5.5 l/s during the 1 in 100 year event + climate change event.

2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 735 m³ of total storage volume in permeable pavements, filter trenches and underground attenuation tanks as shown in appendix G of the drainage strategy.
3. Discharge of surface water from the site into Ellen Brook.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

1. To prevent flooding by ensuring the satisfactory disposal of surface water from the site.
2. To prevent flooding by ensuring the satisfactory storage of surface water from the site.
3. To ensure that the site will be effectively drained during the lifetime of the development.

Informative to the LPA

The proposed discharge into the ordinary watercourse will require the applicant to build a new sewer through third party land. The LPA will need to be satisfied that the construction of the sewer through the third party land is feasible before granting planning permission, otherwise the proposed drainage strategy would not be implementable.

The use of underground attenuation tanks will increase the maintenance needs of the drainage scheme. The LPA will need to satisfy itself that the proposed underground surface water attenuation features can be maintained for its lifetime and we recommend the LPA obtains a maintenance and adoption plan from the applicant.

Yours sincerely,

Francisco Aguilar

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