

Director of Environment & Infrastructure:
Mark Kemp



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Date 20 September 2021

RE: 6/2021/0505/COND – H R Owen, Mosquito Way, Hatfield, AL10 9WN

Dear David,

Thank you for your consultation in relation to the above planning application for the Submission of details pursuant to conditions 1 (construction management plan), 2 (surface water drainage) and 7 (details of foundation design of approval) on planning permission 6/2019/1411/MAJ at H R Owen, Mosquito Way, Hatfield, AL10 9WN.

In relation to conditions 1 and 7 this is something we cannot advise on, as it does not relate to flood risk or surface water drainage.

Condition 2 states:

Development must not commence until a detailed surface water drainage scheme for the site based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme must subsequently be implemented in accordance with the approved details before the development is completed.

The scheme must include:

- a. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features reducing the requirement for any underground storage. Blue roofs, permeable paving areas and above ground storage structures should be considered within the development;*
- b. Detailed modelling to demonstrate how the system operates during up to and including the 1 in 100 year critical duration storm event including an allowance for climate change. This should include half drain down times for all storage features;*
- c. Final drainage layout plan showing pipe networks. The plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show*

invert and cover levels of manholes. Total storage volume provided within each storage structure should be identified;

d. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs;

e. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To prevent the increased risk of flooding, both on and off site in accordance with the National Planning Policy Framework.

We acknowledge the applicant has provided a drainage strategy based on 122 l/s discharge, but with slightly updated network. Detailed modelling has been submitted to support the latest design.

We are pleased the applicant has now routed the gullies draining the access road to the permeable paving to provide SuDS management and treatment prior to draining to the strategic network.

The applicant has clarified that the pipe run between SMH15 and SMH17 is not under a building.

The applicant has also provided an updated SuDS Maintenance Plan including maintenance activities for the Tubosider tank.

As such, we would now recommend the discharge of condition 2.

Informative to the LPA

If the LPA decides to discharge condition 2, please could we be notified for our records.

Yours sincerely,

David Uncle
SuDS Officer
Environment & Infrastructure