

Consultation on Planning Application

From Development Management

Date: 04/03/2019

Reference: FUL/2019/0420

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Erection of three purpose built student accommodation townhouse (18 bed spaces) with access, landscaping and associated works..

At: Former Nurses Accommodation & Outpatients Clinic Stoney Stanton Road Coventry CV1 4FS

The application will be available to view online by holding down the control key and **clicking here** to view.

Or paste the link below into your internet browser

<http://planning.coventry.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=801081>

In line with established practice you are requested to respond with your comments, using the pro forma below, within 14 days of the date of this notice.

Any comments proposing pre-commencement conditions must be received within 14 days in order to allow for sufficient time to give notice to the applicant in accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

Please email complete pro forma response to planning@coventry.gov.uk

IN CASE THE MEMBER OF STAFF IS OUT OF THE OFFICE. THANK YOU

The Personal Data being provided to you via this link is being disclosed to enable you to fulfil your role as a member of the Council. Please remember that Personal Data should only be used in accordance with the requirements of the Data Protection Act 1998 and related regulations.

If you require any further information please contact the case officer:

Nigel Smith

Tel: 024 7683 1246

Email: nigel.smith@Coventry.gov.uk

Date:25-Mar-19
Comments from: Drainage
Re: FUL/2019/0420

No Comments	
No Objection	
No Objection Subject to Conditions	X
Objection	
Further information Requested	

Comments

Our response is unchanged from withdrawn application FUL/2018/3402.

We have no objection to the proposals and subject to approval, recommend the following condition is imposed on the application.

Further information (if any)

Amendments Recommended (if any)

Conditions Recommended (if any)

No development approved by this permission shall be occupied until the following information has been submitted to and approved by the local planning authority and lead local flood authority:

- i) A scheme for the provision of surface water drainage, incorporating SuDS infiltration or attenuation techniques for the management of surface water peak and total flows, in accordance with Coventry City Council’s adopted Supplementary Planning Document for ‘Delivering a More Sustainable City’.
- ii) In accordance with point i) above, the development discharge rate must be managed to a limiting value of 5.0 l/s offsite.
- iii) Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase.
- iv) Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local

Flood Authority.

- v) Evidence of the 1 in 100 year plus climate change events will be held within the site boundaries, by the designed drainage system and surface profile.
- vi) An appropriately scaled intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants. Provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.
- vii) All 'within building plot' drainage must be considered for the incorporation of water re-use systems/ water butts, such as grey water harvesting, and consideration must also be given to features such as green roof technology to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater.
- viii) The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- ix) Evidence to show the management of overland flow routes in the event of exceedance or blockage of the drainage system. Details should include demonstration of how the building will be protected in such an event.
- x) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- xi) Where new or redevelopment site levels result in the severance, diversion or the reception of natural or engineered drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.
- xii) Foul drainage plans.

Reasons

- i) To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater by ensuring the provision of a satisfactory means of limiting the peak discharge of surface water.
- ii) To ensure surface runoff is not increased, and where there is an existing flooding issue, reduce the runoff to manage flood risk. This is in line with national standards for betterment, and existing rights of discharge do not apply.
- iii) To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal during the construction phase.
- iv) Evidence will need to be submitted to ensure that the receiving infrastructure will not be overwhelmed by the discharges from a site, and cause remote flooding as a

result of the development.

- v) To ensure that provisions are made for any increase in rainfall frequency / intensity and urban creep. To ensure the development does not increase flood risk within the site or off site.
- vi) To assess the suitability of the ground conditions for the disposal of surface water using SuDS. Infiltration SuDS can cause increased groundwater levels, and in some circumstances, increased flood risk on or off site. Evidence is required that this is not a significant risk.
- vii) To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater by ensuring the provision of a satisfactory means of limiting the peak and total discharge of surface water. To improve water quality by reducing the amount of water removed from watercourses for domestic and commercial uses, in accordance with table 7 of Coventry City Council's Supplementary Planning Document 'Delivering a More Sustainable City'.
- viii) To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater by ensuring the provision of a satisfactory means of limiting total discharge of surface water, with reference to the Building Regulations Part H. Furthermore, to provide for betterment in watercourse quality, in line with the Water Framework Directive.
- ix) To ensure that properties and buildings are protected from flooding in exceedance events, and to ensure that existing land drainage is not adversely affected so as to cause flooding.
- x) Local planning authorities should ensure flood risk is not increased elsewhere, in accordance with paragraph 103 of the National Planning Policy Framework. Also, to prevent flooding of the Public Highway from private land.
- xi) To ensure the development does not increase flood risk within the site or off site.
- xii) To ensure an adequate means of foul drainage.

Please email response to planning@coventry.gov.uk