

## **LATE MATERIAL (APPLICATIONS FOR DETERMINATION)**

**PLANNING COMMITTEE: 3<sup>RD</sup> NOVEMBER 2015**

**AGENDA ITEMS 7 AND 8: 15/00919/FUL & 15/01022/FUL – UNIT K AND UNITS L-Q, THE AQUARIUS CENTRE, EDISON CLOSE, GLOUCESTER**

### **Addition Representations**

**Lead Local Flood Authority (LLFA)** – Object to the application on the basis that insufficient drainage information has been submitted in support of the application to demonstrate that the surface water drainage scheme would adequately deal with the surface water without increasing the risk of flooding in the locality, and for that reason, an informed planning decision cannot be made. The proposals are therefore contrary to guidance set out in the NPPF and the Technical Guide to the NPPF.

The LLFA requires additional information including:

1. LLFA recommends proposed surface water drainage system will reduce surface water flow rates offsite by 40% of existing or Greenfield equivalent whichever is achievable for brown field site.
2. Calculations to show how surface water runoff rates will be constrained to existing rates across all of the relevant return periods, i.e. Qbar, Q1, Q30 and Q100 with climate change.
3. Further explanation to show how exceeding events will be adequately catered for. It is recommended to show exceeding event route on the location map.
4. No hydraulic calculations shown for existing and proposed areas. What criteria/parameters have been used to calculate peak discharge rates and storage volume? It is recommended to show storage location on site map.
5. Evidences to show if any test done to check the contamination at site and what measures have been taken to counteract this problem.

The LLFA requires the additional information prior to determination of the application.

**City Council's Drainage Engineer** – There is inadequate SuDs provision from a water quality perspective with the applications. In line with National Guidelines, two treatment stages are required.

### **Revised Recommendation**

That subject to adequate surface water drainage information being submitted to the satisfaction of the Lead Local Flood Authority and City Council's Drainage Engineer, authority be delegated to the Development Control Manager to grant planning permission subject to the conditions set out in the report together with any additional drainage related conditions recommended by the LLFA and City Council Drainage Engineer.