PLANNING APPLICATION COMMENT SHEET

CHO	**08/01020/FUL**	Rear Of 104 High Street Barwell
21.10.2008	**CTF**	ERECTION OF TWELVE DWELLINGS
COMM		Applicant : Marble Homes Ltd
		Ward : Barwell

ENVIRONMENTAL SERVICES COMMENTS.

The site is almost certainly traversed by a surface water culvert (not a public sewer) from High Street, which must not be built over. This culvert should be avoided – or diverted around proposed buildings – and made accessible to inspection and maintenance. Its legal status is that of a watercourse, and it remains the responsibility and in the ownership of the site owner and his successors in title.

Surface water should be managed by sustainable methods, preferably those which disperse runoff by infiltration into the ground strata, i.e. soakaways, pervious paving, filter drains, swales, etc. and the minimisation of paved area, subject to satisfactory porosity test results and the site being free from a ground contamination legacy of previous land use. If the ground strata are insufficiently permeable to avoid the necessity of discharging some surface water off-site, flow attenuation methods should be employed, either alone or, if practicable, in combination with infiltration systems and/or rainwater harvesting systems.

Access drives, parking and turning areas should be constructed in a pervious paving system, with or without attenuation storage, depending on ground strata permeability

Suggested condition:

Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved by the Council, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

C Brown
Land drainage Engineer
Date: 13/01/09

SIGNATURE: DATE