Lisa Clarke

From: planning@hinckley-bosworth.gov.uk
Posted At: 04 February 2009 14:19
Conversation: ConsulteeAccess for Planning - Application Comments (09/00028/FUL)
Posted To: Planning Application Comments

Subject: ConsulteeAccess for Planning - Application Comments (09/00028/FUL)

ConsulteeAccess for Planning - Application Comments (09/00028/FUL)

"Nick Wakefield" has used the ConsulteeAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for ConsulteeAccess comments submissions.

Comments were submitted at 04/02/2009 14:19:26 from IP 192.168.0.3.

Application Summary

Application Number:
09/00028/FUL

Address:
Pipistrelle Drive
Market Bosworth
Leicestershire

Proposal:
ERECTION OF 6 NO. TWO BED APARTMENTS

Case Officer:
James Hicks

Customer Details

Name:
Nick Wakefield

Address:
Trentside Offices
Nottingham

Postcode:

Email:
nick.wakefield@environment-agency.gov.uk

Phone Number:

Comments

Submission Type:

Comments:
Thank you for referring the above application which was received on 28 January 2009.

Environment Agency position
The proposed development will only be acceptable if the following measure is implemented and secured by way of a planning condition on any planning permission.

CONDITION

The development hereby permitted shall not be commenced until such time as a scheme to install trapped gullies has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON
To prevent pollution of the water environment.

Severn Trent Water should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDS approach. Further information on SUDS can be found in paragraph F7 of Annex F of PPS25 Development and Flood risk and in the CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales and the Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS. The Interim Code of Practice is available on both the Environment Agency's web site at: www.environment-agency.gov.uk and CIRIA's web site at www.ciria.org.uk.

It is recommended that the installation of fittings that will minimise water usage such as low, or dual, flush WC's, spray taps and economical shower-heads in the bathroom are installed. Power showers are not recommended as they can consume more water than an average bath. Water efficient versions of appliances such as washing machines and dishwashers are also recommended. For outdoors consider installing a water butt, or even a rainwater harvesting system, to provide a natural supply of water for gardens. Simple treatment systems exist that allow rainwater to be used to supply WC's within the home. Following the above recommendations will significantly reduce water consumption and associated costs when compared to traditional installations. Rainwater harvesting utilises a free supply of fresh water and reduces the cost to the environment and the householder.

I have sent a copy of this letter to the agent.

The Agency needs to compile reports to meet DEFRA high level targets and consequently a copy of the required decision notice should be forwarded following determination of the application.

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