PLANNING APPLICATION COMMENT SHEET

RWR 30.01.2009 COMM	**09/00067/OUT** **CTF**	Land Rear Of 8 Birch Close Earl Shilton DEMOLITION OF NO. 8 BIRCH CLOSE AND ERECTION OF 15 NO. DWELLINGS AND FORMATION OF NEW ACCESS Applicant : Secondrebel Ltd Ward : Earl Shilton

ENVIRONMENTAL SERVICES COMMENTS.

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, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet. (See Environment Agency guidance on the permeable surfacing of front gardens).

Details of the proposed SUDS features are required.

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: 23/02/09

SIGNATURE: DATE