

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

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| Application number | TWC/2015/0405 |
| Site address | Heath House, 17 Middle Lane, Cold Hatton Heath, Telford, Shropshire, TF6 6QA |
| Proposal | Erection of a detached dwelling with detached 3 bay garage |
| Recommendation | Full Grant |

Since the preparation of the Planning Committee report, further comment has been provided by the Drainage department:

The Drainage department have sought guidance from the Environment Agency (EA) in respect of the preferred means of discharge of surface water to a well. It is advised that this would carry a direct risk of pollution to the groundwater environment since pollutants would not be filtered out by the soil before reaching groundwater like they would with systems like soakaways. The application form provides no information of how the area of hardstanding in front of the proposed property will be drained, and, while runoff from the roof would be clean water, runoff from the parking area would require treatment. A further concern for the Agency is that any further connections or misconnections into the system draining into the well would then not be picked up.

Any discharge to groundwater should comply with the Environment Agency's GP3 guidance. The development has not submitted information on how they intend to drain the area of hardstanding, and these areas would not be permitted to discharge direct to groundwater without first receiving sufficient treatment. Information on treatment trains can be found in Section 3 of the CIRIA SuDS Manual C697. GP3 requires that a discharge would only be permitted if the developer can demonstrate that there are no other feasible disposal options for surface water disposal. On this basis, the Drainage team request an additional condition to demonstrate that the discharge of surface water to the well will not result in pollution of groundwater; that there are clear and overriding reasons why the discharge cannot reasonably be made indirect (e.g. the well is backfilled with appropriate inert materials) and that there is adequate evidence to show that the increased pollution risk from direct inputs will be mitigated. This would operate in conjunction with the already proposed pre-commencement condition for a scheme of foul and surface water.

The Local Planning Authority accepts the need for the additional condition, with the following recommendation proposed.

RECOMMENDATION

Based on the conclusions of the Planning Committee report and above update, it is recommended that the Committee **GRANT PLANNING PERMISSION** subject to the following conditions:

1. A04 Time Limit Full
2. B061 Foul and Surface Water
3. B079 Protection of Groundwater
4. B131 Trees – services root protection

5. C002 Materials as submitted
6. C13 Parking, Loading, Unloading and Turning
7. C020 Highway – bound material minimum first 5m
8. C74 Tree Protective Fencing – in accordance Tree Protection Plan sheet 2c, all trees retained unless shown on the approved drawings as being removed with exception T11
9. C109 Ecology – Erection of Artificial Nesting / Roosting Boxes
10. C109 Ecology – Lighting Plan
11. C38 Development in accordance with deposited plans
12. D01 Partial removal of Permitted Development rights

Informatives

I11 Highways – section 184

I25a Nesting wild birds

I25e Trenches and pipework

I35 Ecology - storage of materials

I35 Trees implications – removal Silver Birch Tree T11, need for utilities for category

A trees at entrance to be outside Root Protection Area

I35 Highways – dialogue with Rights of Way Officer

I40 Conditions

I41 Reasons for Grant of Permission

RANPPF1 Approval - NPPF