

From: [REDACTED]
Sent: 14 November 2016 14:58
To: [REDACTED]
Subject: RE: 16/02193/FUL - Construction of a Car Park at Connaught Court

Could be conditioned.??

No development shall take place until details of the proposed means of surface water drainage, including details of any balancing works and off site works, have been submitted to and approved by the Local Planning Authority.

Design considerations.

The developer's attention is drawn to Requirement H3 of the Building Regulations 2000 with regards to hierarchy for surface water dispersal and the use of Sustainable Drainage Systems (SuD's). Consideration should be given to discharge to soakaway, infiltration system and watercourse in that priority order. Surface water discharge to the existing public sewer network must only be as a last resort therefore sufficient evidence should be provided i.e. witnessed by CYC infiltration tests to BRE Digest 365 to discount the use of SuD's.

If the proposed method of surface water disposal is via soakaways, these should be shown to work through an appropriate assessment carried out under BRE Digest 365, (preferably carried out in winter), to prove that the ground has sufficient capacity to except surface water discharge, and to prevent flooding of the surrounding land and the site itself.

City of York Council's Flood Risk Management Team should witness the BRE Digest 365 test.

If SuDs methods can be proven to be unsuitable then In accordance with City of York Councils Strategic Flood Risk Assessment and in agreement with the Environment Agency and the York Consortium of Internal Drainage Boards, peak run-off from Brownfield developments must be attenuated to 70% of the existing rate (based on 140 l/s/ha of proven by way of CCTV drainage survey connected impermeable areas). Storage volume calculations, using computer modelling, must accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. Proposed areas within the model must also include an additional 20% allowance for climate change. The modelling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required.

If existing connected impermeable areas not proven then a Greenfield run-off rate based on 1.4 l/sec/ha shall be used for the above.

Surface water shall not be connected to any foul / combined sewer, if a suitable surface water sewer is available.

The applicant should provide a topographical survey showing the existing and proposed ground and finished floor levels to ordnance datum for the site and adjacent properties. The development should not be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper and sustainable drainage of the site.

[REDACTED]

City of York Council | Directorate of City and Environmental Services
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ARE YOU AT RISK?



From: [REDACTED]
Sent: 14 November 2016 14:39
To: [REDACTED]
Subject: RE: 16/02193/FUL - Construction of a Car Park at Connaught Court

And if the ground fails the test?

[REDACTED]

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From: [REDACTED]
Sent: 14 November 2016 14:36
To: [REDACTED]
Subject: RE: 16/02193/FUL - Construction of a Car Park at Connaught Court

Hello [REDACTED], good afternoon.

The applicants FRA quotes 'Permeable Paving' Please note that paving is only permeable if the sub soil in which it is constructed is also permeable therefore we require a site specific assessment carried out under BRE Digest 365, (preferably carried out in winter), to prove that the ground has sufficient capacity to except surface water discharge from the proposed permeable paving, and to prevent flooding of the surrounding land and the paving itself.

Please note that City of York Council's Flood Risk Management Team should witness the BRE Digest 365 test and their use can not be conditioned.

Regards, [REDACTED]

[REDACTED]

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<< OLE Object: Picture (Device Independent Bitmap) >>

From: [REDACTED]
Sent: 14 November 2016 12:28
To: [REDACTED]
Subject: 16/02193/FUL - Construction of a Car Park at Connaught Court

[REDACTED]

Please can I have your comments on this application (you have not been consulted up to now). The site is in flood zone 1. Drainage proposals are at page 3 of the submitted FRA.

Thank you.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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