MC/20/1756 | Outline application with some matters reserved (landscaping) for construction of a block comprising 24 residential apartments with associated parking - demolition of private garages and removal of existing electrical sub-station | Garages Adjacent To 176 Grange Road Gillingham Medway ME7 2QT

MC/20/1737 | Outline application with some matters reserved (landscaping) for construction of a block comprising of 19 residential apartments with associated parking - demolition of private garages removal of existing electrical sub-station. | Garages Adjacent To 176 Grange Road Gillingham Medway ME7 2QT

MC/20/1757 | Outline application with some matters reserved (landscaping) for construction of a block comprising of 22 residential apartments with associated parking - demolition of private garages removal of existing electrical sub-station. | Garages Adjacent To 176 Grange Road Gillingham Medway ME7 2QT

Recommendation: Conditions

This consultation response is based on review of Outline Surface Water Drainage Strategy (Cornerstone, Ref 1063).

Site specific infiltration tests (in general accordance with BRE365) have been undertaken by Ground and Environmental Services Limited. Three pits where used to measure underlying soil permeability, with 1 test returning low rates based on an interrupted test, and the other two pits returning very good rates with a conservative result of 1.13 x 10-3m/s being adopted. Section 1.17 confirms that at construction, ground conditions in the proposed locations for infiltration SuDs should be confirmed.

It is understood from the plans and information provided for the wider site, that surface water runoff is currently directed in part to existing soakaways and in part to existing foul drains, and that the proposed means of surface water drainage will comprise a combination of permeable paving and soakaways. We have no objections to this approach as long as there are no Groundwater and Contaminated Land issues that preclude infiltration; the Environment Agency should be consulted on this aspect at outline stage to ensure there is no conflict.

Initial drainage calculations have been submitted; at a detailed design stage, detailed calculations should be submitted which includes a model of the pipe network for a duration of events to include the critical storm, up to and including the 1 in 100 year + 40% climate change event. Half drain time for the soakaways should be less than 24 hours. The most up to date FEH (2013) rainfall data should be used.

An initial maintenance plan has been submitted and it has been confirmed that the drainage elements will be privately managed. Details of the responsible management company should be submitted at detailed design stage.

The following conditions are recommended.

Condition: No development shall take place until a scheme showing details of the disposal of surface water, based on sustainable drainage principles, including details of the design, implementation, maintenance and management of the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Those details shall include (if applicable):

i. a timetable and construction method statement for its implementation (including phased implementation where applicable).
ii. appropriate operational, maintenance and access requirements for each sustainable drainage component are adequately considered.
iii. proposed arrangements for future adoption by any public body, statutory undertaker or management company.

Reason: To manage surface water during and post construction and for the lifetime of the development as outlined at Paragraph 165 of NPPF.

Condition: Prior to occupation (or within an agreed implementation schedule) a signed verification report carried out by a qualified drainage engineer (or equivalent) must be submitted to and approved by the Local Planning Authority to confirm that the agreed surface water system has been constructed as per the agreed scheme and plans. The report shall include details and locations of critical drainage infrastructure (such as inlets, outlets and control structures) including as built drawings, and an operation and maintenance manual for the unadopted parts of the scheme as constructed.

Reason: This condition is sought in accordance with paragraph 165 of the NPPF to ensure that suitable surface water drainage scheme is designed and fully implemented so as to not increase flood risk onsite or elsewhere.