

EDGARS

Surface Water Drainage Statement

The requirement for the provision of a Sustainable Drainage Scheme as part of a Major Planning Application is noted.

The site to which the application relates is currently completely covered by hard surface or the existing building. The building and hard surfaced area are currently in use as the office building is occupied and the hardsurfacing area is utilised for off street parking.

The provision of a Sustainable Drainage Strategy for the site would involve soakage / infiltrations tests to be undertaken to inform the strategy and establish what form of Sustainable Drainage techniques could be utilised on site. It would also enable decisions to be made regarding what techniques are not be feasible. These tests could not be carried out until such time that the use of the building ceases and, in order for an appropriate range of tests to be undertaken, the building is likely to need to be demolished. On this basis the provision of a Sustainable Drainage Scheme is not possible at this time.

The applicant would accept the imposition of a condition requiring a full drainage strategy to be submitted to and approved by the Council in advance of the commencement of development on site, should planning permission subsequently granted.

The applicant has every intention of providing a building which minimises surface water run-off and the application documents already note the use of green roofs to provide attenuation to the surface water run-off.

Given the particular circumstances of this site and that its ability to utilise Sustainable Drainage is unknown, it is proposed that this matter should be dealt with as a condition attached to any forthcoming planning permission.

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