

Reading Borough Council

Lowfield Road, Reading, RG4 6NL

Application Number 160762

Discharge of Planning Condition 22 related to implementation, maintenance and management of sustainable drainage features

25th April 2017 V1

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Issue history

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1. Introduction

Reading Borough Council has been granted planning consent for 28 temporary accommodation units on land which was previously occupied by mobile homes at Lowfield Road, Reading. The predicted lifetime is 5 years.

The Grant of Planning Consent (Application Number 160762) includes a number of planning conditions, including condition 22 which requests details of the implementation, maintenance and management of sustainable drainage features, and is copied below for ease of reference.

22. No development shall take place until details of the implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: In accordance with NPPF Paragraph 103, Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Reading Borough LDF Sites and Detail Policies Document 2012 (Altered 2015).

This report responds to the points above and Discharges Condition 22.

A Drainage Strategy has been prepared by Clive Onions Ltd, dated 22nd June 2016, V1, followed by an Addendum describing the Soakaway Design, dated 9th August 2016, also by Clive Onions Ltd, which have been submitted to the Planning Authority. This report should be read in conjunction with these reports.

2. Timetable for Implementation

The construction of the sustainable drainage features will be formed as part of the main construction contract, at a time appropriate for the particular element of the works, to enable an efficient and sustainable construction process to be followed.

The works will be completed prior to completion and occupation of the development, and therefore prior to the end of August 2017.

3. Management of the Drainage System

The sustainable drainage system will be managed and maintained by Reading Borough Council Housing Property Services. The drainage will remain private to Reading Borough Council, and not adopted by a water company or other entity.

Reading Borough Council has the resources and expertise to undertake the works effectively for the lifetime of the project.

Copies of this report, and the Drainage Strategy and Soakaway Design reports should be given to Reading Borough Council's Housing Property Services so that they are aware of the design features, understand the operation and are aware of the maintenance requirements at the site.

4. Maintenance Plan

The sustainable drainage design functions as follows;

Surface water which falls on the building roofs will be conveyed by convention rainwater downpipes through a silt trap into a proprietary distributor box in the permeable paving.

The existing road is laid to falls to shed to the sides of the road. Runoff from the road, combined with other paved areas, will be directed into the permeable paving parking areas located near the buildings.

The permeable paving incorporates soakaways as described in the Soakaway Addendum.

Runoff from the lower southeastern part of the site, and exceedance flows, will discharge into the grass areas in the southeast of the site and soak into the ground, protected from discharging off site by a shallow bund.

Generally the sustainable drainage features will be inspected annually during the autumn, prior to winter rainfall, for the lifetime of the development, as follows;

- Roofs and roof outlets inspected and silt, twigs and other debris which might cause blockage removed
- Silt traps to be inspected and silt removed if at risk of hindering flows
- Permeable paved areas to be inspected to ensure that they remain permeable. If areas display lack of permeability, they are to be investigated and restored to provide a permeable surface
- Soakaways are to be inspected by lifting the covers and ensuring that significant silt build-up has not occurred and that they are not holding water (providing the weather conditions are appropriate). If significant silt is present, this should be removed; if water is holding, the cause is to be investigated, and if necessary a hole bored in the base of the soakaway to increase the permeability.
- The grass area in the southeast is to be inspected so that it is dished to retain runoff and encourage infiltration in storms. The areas should be generally vegetated, and bare areas should be prepared, planted and protected until established.
- The southern bund should be inspected to ensure it would retain water in the grass area. The bund should not be adversely affected by tracking over, animal activity, tree growth etc, and such effects should be treated so that the bund remains an effective shallow barrier to reduce the risk of water flowing over the boundary.

If ponding is observed or reported at other times the cause should be investigated and the measures described above should be implemented.

Proper preparation should be undertaken prior to any works being undertaken so that the work is done safely in light of children in the area.

5. Conclusions

The Grant of Planning Consent for the development at Lowfield incorporates Planning Condition 22 which requires the implementation, management and maintenance of the sustainable drainage system to be described.

This report responds to these points and describes the sustainable drainage system and the maintenance measures to be adopted both routinely and if ponding is observed or reported, for the lifetime of the development.

It is important to note that the sustainable drainage system is designed to manage a 1 in 100 year event and is expected to perform satisfactorily for 10 – 20 years without significant maintenance, and so for the short 5 year lifetime of this development it is likely that only a light touch would be required.

Notwithstanding this, it is never right to be complacent about managing rainfall runoff, and Reading Borough Council's Housing Property Services is well equipped and experienced to safely manage the sustainable drainage system effectively for the lifetime of the development and reduce the risk of nuisance from runoff.

This report responds satisfactorily to the points in Planning Condition 22 and therefore Discharges the Condition.