

13th April 2021

APPLICATION TO APPROVE DETAILS RESERVED BY A CONDITION RELATING TO APPLICATION 21/00122/PLF

Elliott OSS, Carnaby Industrial Estate, Merlin Road, Carnaby, East Riding of Yorkshire, YO15 3QY

This covering letter has been prepared by Urbana Town Planning on behalf of the applicant, Mr Darrin Witcher, in support of an applicant to approve details reserved by condition relating to application 21/00122/PLF, which was approved in March 2021 by East Riding of Yorkshire Council (ERoYC).

Condition 2 requires proposed drainage details to be provided and agreed by ERoYC prior to the commencement of the approved development, as per the below extract of the decision notice:

No development shall take place on site until a scheme for the discharge of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until the drainage has been constructed in accordance with the approved scheme. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;*
- b) evidence of existing positive drainage to public sewer and the current points of connection; and*
- c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.*

This pre-commencement condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and in order to ensure that the proposal is provided with a satisfactory means of drainage that will not increase the flood risk to the site or adjacent property.

The following documents are submitted to satisfy the requirements of condition 2:

- Proposed Drainage Layout Plan (FACT-AVE-ZZ-XX-DR-D-00001)
- Proposed Drainage Details Drawing (FACT-AVE-ZZ-XX-DR-D-00002)
- Typical Attenuation Details Drawing (FACT-AVE-ZZ-XX-DR-D-00003)
- Flood Risk Assessment and Drainage Strategy (FACT-AVE-ZZ-XX-RP-S-00001)
- Phase Ground Investigation Report (FACT-AVE-ZZ-XX-RP-S-00002)



As per the requirements of the condition, the following information is provided:

A) Evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical

Reference is made to the trial pit logs in Appendix B of the Phase 2 Ground Investigation report, which evidences the presence of clay, thus discounting infiltration as a practical means of surface water disposal.

B) Evidence of existing positive drainage to public sewer and the current points of connection

As per the drainage survey, all surface water drainage connects to the manhole in the unnamed adopted road in the north-west corner of the site.

C) The means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change

All drainage proposals are designed to the stated criteria and also incorporating and climate change allowance of 40%.

Condition 3 requires the following:

The site shall be developed with separate systems of drainage for foul and surface water on and off site.

This condition is imposed in accordance with policy ENV6 of the East Riding Local Plan and in order to ensure that the proposal is provided with a satisfactory means of drainage.

As per the proposed drainage layout plan (FACT-AVE-ZZ-XX-DR-D-00001), all surface water from the approved buildings will connect into the proposed surface water drainage system on site, discharging to the manhole in the unnamed adopted road in the north-west corner of the application site.

From the details provided above and in the accompanying plans, drawings, and reports, it is respectfully requested that ERoYC approve said details to allow the commencement of development.