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POSITION STATEMENT

Discharge of planning condition application relating to condition 12 (surface water /
drainage); and condition 17 (surface water / drainage) of decision notice

PA18/11399

Redevelopment of existing hotel premises including demolition of existing buildings
and replacement with new residential development comprising nine detached
residential properties, including associated ground works, provision of external
amenity/garden areas, vehicular parking and drainage works

The Cormorant Hotel, Golant, Fowey, Cornwall, PL23 1LL

Planning Portal reference PP-10462606

Decision notice PA18/11399

On behalf of Green & Rock Ltd

December 2021

This statement sets out relevant information, the context and background to the application seeking discharge of planning conditions which has been submitted to Cornwall Council LPA.

The Applicant submitted application PA18/11399 on the 3 December 2018 with a description of 'Redevelopment of existing hotel premises including demolition of existing buildings and replacement with new residential development comprising nine detached residential properties, including associated ground works, provision of external amenity/garden areas, vehicular parking and drainage works'. Cornwall Council LPA approved application PA18/11399 by formal decision notice dated 1 July 2019.

Condition 12 states:

'No development shall be commenced until surface water drainage details together with a programme of implementation and maintenance and management for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory scheme for drainage of the site has been designed and implemented to accord with Policy 26 of the Cornwall Local Plan.'

Condition 17 states:

'No development approved by this permission shall be commenced until the following details are provided:

1. Details of the final drainage schemes including calculations and layout;
2. A Construction Surface Water Management Plan;
3. A Construction Quality Control Plan;
4. A plan indicating the provisions for exceedance pathways, overland flow routes and proposed detention features;

5. A timetable of construction;
6. Confirmation of who will maintain the drainage systems and a plan for the future maintenance and management, including responsibilities for the drainage systems and overland flow routes.
7. Detailed drainage method statement

The Developer must inform the Local Planning Authority of any variation from the details provided and agree these in writing before such variations are undertaken. The surface water drainage systems shall fully manage surface water flows resulting from the developed site up to the 1 in 100 year peak rainfall event plus a minimum allowance of 40% for the impact of climate change. Flows discharged from the site will be no greater than 4.8 l/sec for all rainfall events. The approved scheme shall be implemented in accordance with the timetable so agreed in writing by the Local Planning Authority, and the scheme shall be managed and maintained in accordance with the approved details for the lifetime of the development.

Reason: To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal.'

Application PA19/08176 was submitted to the LPA during September 2019 to agree details reserved by planning condition with the LPA. The LPA discharged a number of planning conditions within its formal decision notice dated 18 November 2019.

The LPA found the details included within the application acceptable and therefore planning conditions 12 and 17 (including other conditions not relevant to this current application) relating to surface water drainage were discharged.

Now that the demolition of the original hotel buildings has been completed, and a significant proportion of the ground works completed, along with progress on the new residential properties themselves, the Applicant has submitted this application to allow the LPA to consider and approve minor changes to the originally approved wider drainage scheme. This application has been submitted to allow the Applicant to respond to ground conditions experienced during the construction works, and also reflect on the drainage and engineering investigations and reports provided by CDEC Ltd.

This application proposes that the drainage scheme incorporates an attenuation tank of 36,000 litre capacity, which would be 10m long by 4m wide by 0.9m deep. This will replace the original approved drainage scheme.

The proposed changed drainage scheme has been the subject of discussions between CDEC and Cornwall Council's Lead Drainage Officer.

The application is accompanied by a proposed drainage plan which sets out and shows the drainage scheme, and a drainage report which includes the relevant calculations provided by the drainage engineer.

The plans and report provided by CDEC, who have been retained by the Applicant to continue working on the project and new development, until completed, provides detailed information on the proposed scheme, specifications and justification for such.

If approved, the detail accompanying this application will amend and change the drainage scheme approved by the LPAs decision notice dated the 18 November 2019.

Information submitted to satisfy conditions 12 and 17:

- Foul and surface water drainage strategy plan from CDEC Ltd
- Surface water calculations and drainage strategy report from CDEC Ltd

Summary

The drainage scheme proposed within this application has been put forward to the LPA to allow the LPA to consider and approve the final drainage scheme. The new details respond to site conditions and the changes form a minor part of the wider comprehensive drainage scheme already having received formal approval from the LPA prior to the lawful commencement of construction works on new development.

It is hoped that the enclosed information is sufficient for the LPA to support this application to discharge the planning conditions as set out.