**CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990**

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| **Application Number** | PL/2022/00084/PPFL  |
| **Address** | 96 High Street Solihull Lodge Solihull B90 1JS |
| **Proposal** | Demolition and decommissioning of existing Petrol Filling Station and linked convenience store and erection of replacement convenience store and associated works |
| **Case Officer** | Benn Watkinson |

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| **Date comments sent** | **09/05/2022** |
| **Name of consultee department** | **Lead Local Flood Authority** |
| **Consultation response author** | **Anastasia Krylova** |

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| No Comments |  |
| No Objection |  |
| No Objection Subject to Conditions |  |
| Objection |  |
| Further information Requested | **✓** |
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| **Comments:** (Please explain the reason for your response) |
| A number of amendments need to be made to the drainage strategy before it can be conditioned, so that it is compliant with Policy P11 of the Solihull Local Plan.Firstly, the surface water runoff from the site needs to be attenuated to the greenfield rate, or 5 l/s, whichever is lower.In terms of SuDS design, whilst infiltration is unlikely to be feasible on the site, pervious pavements within the car parking spaces can be designed to the “no infiltration” scenario, and linked into the attenuation tank. The pervious pavements can also be designed to attenuate surface water and provide treatment of surface water runoff.We would expect the below information to be submitted to support this application. The specific details of the information should be appropriate to the scale and nature of the application. |
| **Further information required (if applicable):**(Please explain the reason for your response) |
| 1. Site layout plan, incorporating SuDS drainage design, site ground levels, finished floor levels, any integration with landscaping, earthworks or other features.
2. Surface Water Drainage Design including:
	* Design storm period and intensity (1 in 1, 1 in 30 & 1 in 100 year + allowance for climate change see EA advice [Flood risk assessments: climate change allowances’](https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances)),
	* Evidence of an assessment of the site conditions and details of water quality controls
	* Confirmation of discharge rates and volumes (both pre and post development) to greenfield
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| **Amendments recommended (if applicable):**(Please explain the reason for your response) |
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| **Recommended conditions (if applicable):**(Please provide justification for any pre-commencement conditions) |
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| **If the application is to DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:** |
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| **If the application requires a S106 contribution/ requirement, please include the following information:**Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here: <https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122> and <https://www.legislation.gov.uk/uksi/2010/948/contents/made> and <https://www.gov.uk/guidance/planning-obligations> and The tests are:1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.
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| * Contribution description
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| * Contribution amount £ (if applicable). Please provide justification.
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| * Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation…)
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| * Trigger point for works to be undertaken (if applicable)
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