

COMMITTEE UPDATE – 9.9.2010

Plans Item 4a – Robert Wilkinson Primary School, West End, Strensall (10/01192/GRG3)

1. Section 3.1 PUBLICITY should read, 'The application was publicised by way of letters to internal and external consultees, local residents and a site notice was posted, which expired on 22.7.2010.
2. A response has been received from the Council's Drainage Engineer stating that the development is in a low risk Flood Zone 1 and should not suffer from river flooding. Whilst the application states that the tarmac roadway would run-off into the existing stormwater system, the Engineer considers that insufficient information has been provided to determine the potential impact the proposals may have on the existing drainage systems. However, his memo does state that the development should be designed to drain to specified criteria and therefore a condition is recommended to be attached to any approval to address this issue, this should read:

No development approved by this permission shall be commenced until details of surface water drainage works have been submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

Reason: So that the Local Planning Authority may be satisfied with these details in the interest of the proper drainage of the site, and to comply with guidance contained within Planning Policy Statement 25: Development and Flood Risk and that provision has been made to maintain the proposed drainage system.

INFORMATIVE: The details shall include the attenuation of peak run-off to 70% of the existing rate (based on 140l/s/ha of connected impermeable areas). Storage volume calculations, using computer modeling, must accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:10 year storm. Proposed areas within the model must also include an additional 20% allowance for climate change. The modeling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required.