

COMMITTEE UPDATE – 14 October 2010

Plans Item 5a – Land Adjacent to 74-84 Lilbourne Drive, York
10/01538/FULM

Drainage – Following submission of additional information the Drainage team are now confident that the development can be drained properly. However, full details are yet to be agreed in this regard, therefore a condition is recommended to be added to any approval to ensure a suitable drainage system is put in place.

Prior to the commencement of development details of foul and surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in complete accordance with the approved details.

Details to be submitted for approval include:

- Calculations and invert levels of the existing surface water system should be provided together with details to include calculations and invert levels of the proposals for the new development. This will enable the impact of the proposals on the downstream watercourse to be assessed.
- The applicant should provide a topographical survey showing the existing and proposed ground and finished floor levels to ordnance datum for the site and adjacent properties. The development should not be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties.
- Existing and proposed surfacing should be specified.
- Additional surface water shall not be connected to any foul / combined sewer, if a suitable surface water sewer is available.
- Yorkshire Water shall be consulted with regards to the diversion of their existing sewer and easement requirements. Diversion route should be in land within the applicant's control/ownership.
- In accordance with PPS25 and in agreement with the Environment Agency / IDB / City of York Council, peak run-off from developments must be attenuated to 70% of the existing rate (based on 140 l/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 1:100 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.
- If existing connected impermeable areas not proven then a Greenfield run-off rate based on 1.4 l/sec/ha shall be used.
- Details shall be provided of the future management / maintenance of the proposed drainage scheme.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper drainage of the site 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.

Highways – An additional condition has been recommended by the Highway's Department to ensure that the proposed Public Right of Way is sufficiently upgraded.

Within three months of the successful extinguishment of the Public Right of Way crossing the application site, details of a full package of improvement works to the footpath to the north of Bur Dike (identified as 'Proposed Relocated Public Right of Way on the approved plans) shall be submitted to and approved in writing by the Local Planning Authority. The improvement works shall be carried out in complete accordance with the approved details prior to the first occupation of any dwelling on the site.

Reason: In the interests of the amenity of users of the Public Right of Way and to promote sustainable travel in accordance with local and national transportation policy.

Biomass Plant – A screening assessment was carried out showing the worst case scenario with regards to emissions based on a stack height of 5m above the ground. The proposal is acceptable based on this information. Two conditions are recommended to be added to any approval to ensure the installed biomass plant complies with the required standards.

Emission rates from the biomass plant shall not exceed 24.2 g/h NOx and 3.0 g/h PM10 at any time.

Reason: To ensure that there is no detrimental impact on air quality.

The top of the stack exhaust shall sit 5m above ground level unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure adequate dispersion of boiler emissions to protect air quality.

Sustainability – Since the Officer Planning Report was written a further assessment was submitted which shows that the scheme should achieve Code for Sustainable Homes level 5 and that at least 10% of energy demand will be met through on site renewable energy generation. A condition is recommended to be added to any approval to ensure these standards are met.

Within six months of the completion of the development a Code Post Construction Assessment and Certificate shall be submitted showing that the development achieved Code for Sustainable Homes Level 5 rating.

Reason: To promote sustainable development.