



SOUTH PLANNING COMMITTEE - UPDATE SHEET

17 November 2019

Item 6 – DC/19/2666/FUL – “ Construction of two No. new buildings and use of land for vehicle and plant hire operator(s) comprising offices, workshops, associated parking, drainage infrastructure etc to allow for the hire, storage, sale, maintenance and servicing of vehicles, plant, machinery and equipment” at Kesgrave Quarry, Sinks Pit, Kesgrave, Suffolk, IP5 2PE

Third Reconsultation

Following receipt of additional/revised surface water drainage details, the following parties were reconsulted, with a consultation period of (25 November to 10 December 2019)

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	26 November 2019	10 December 2019

Summary of comments:

Their position remains unchanged from their letter of 31 July 2019. If Planning Permission is granted, they request that the conditions set out in the letter are appended to any future permission.

They also advise that in relation to drainage, plans should be supplied to demonstrate that the invert of the 900mm soakage pipe is maintained at a minimum of 1.2m above the maximum groundwater level, and that the maximum unsaturated depth should be maintained at all locations. They also advise that they feel that a combination of the natural ground and installed aggregate will provide sufficient unsaturated zone for the proposed scheme.

Recommendation

Delegate to the Head of Planning Services, with Authority to Approve subject to:

- the withdrawal of the holding objection from Natural England,
- ~~the consideration of any additional material planning considerations raised by~~
- ~~Natural England, Suffolk County Council as the Local Flood Authority and the~~

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~~Environment Agency and~~

- the inclusion of the following conditions on the planning permission:

1. Time limit – wording as per report
2. Drawings/plans – amended to also refer to the following plans/documents:
 - 49809/PP/002 Rev A (block plan showing drainage details) received 25 November 2019
 - Flow Calculation Sheets (relating to drainage) received 25 November 2019
3. External Materials – wording as per report
4. Use – wording amended to reflect description on application

The building and site herein referred to, shall be used as a depot, office, vehicle workshop and ancillary functions for the supply, hire and sale of plant and equipment, heavy machinery, diggers and vans etc as a single planning unit and for no other purpose (including any other purposes in Class B1 (Offices), B2 (General Industry) or B8 (Warehousing and Distribution) of the Schedule to the Town and Country Planning [Use Classes] Order 1987 (as amended), or any order revoking or re-enacting the said Order.

Reasons: In order that the local planning authority may retain control over this development/site in the interests of amenity and the protection of the local environment.

5. Machinery and vehicle repairs only in building – wording amended to refer to vehicle washing down areas

All machinery and vehicle repairs shall only take place within the hereby approved building(s). There shall be no outside working relating to vehicle and machinery repairs, apart from the washing of vehicles, within designated areas in accordance with details to be approved as part of the drainage strategy.

Reasons: In order that the local planning authority may retain control over this development/site in the interests of amenity and the protection of the local environment.

Conditions 6 through 17 – Wording as per report

And the following additional conditions, relating to drainage and contamination, based upon the comments from the Environment Agency and the Local Flood Authority (final wording maybe amended and additional conditions maybe required, once further comments received from Natural England).

18. Strategy for disposal of Surface Water (as recommended by SCC Flooding)

No development shall commence until details of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the principles of sustainable drainage are incorporated into this

proposal, to ensure that the proposed development can be adequately drained

19. Implementation and Management of Strategy for disposal of Surface Water (as recommended by SCC Flooding)

No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

20. SUDS (as recommended by SCC Flooding)

The development hereby permitted shall not be occupied until details of all Sustainable Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

21. Construction Surface Water Management (as recommended by SCC Flooding)

No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

- a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 - i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater

22. No drainage systems for the infiltration of surface water to the ground (As recommended by EA)

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be

supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reasons To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework.

23. Contamination Remediation Strategy (As recommended by EA)

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A site investigation scheme, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment. An options appraisal and remediation strategy, based on these results, must give full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

24. Contamination Verification Report (As recommended by EA)

Prior to any part of the development scheme being brought into use a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the National Planning Policy Framework.

25. Previously Unidentified Contamination (As recommended by EA)

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with

has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.