

Ecology response for DC/25/100186 Application for discharge of Conditions 8 and 9 (Drainage Scheme and Maintenance) of planning permission ref. F/23/94713 for construction of six (6) dwellings

Rebecca Altman

13/10/25

Condition 8

I have reviewed the following documents submitted: Drainage Plan by Rose Architectural Studio (P1, October 2025), Private Drainage Details by Cowan Consultancy (May 2025, sheets 1, 2 and 3).

The specific information required by the condition wording in The Planning Inspectorate Appeal Decision for F/23/94713 dated 13 November 2024 (pages 9 and 10) has not been provided.

The submitted details shall include:

- a. A technical summary highlighting any changes to the design from that within the submitted Drainage details;
- b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
- c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + 40% for climate change;
- d. Confirmation that sufficient water quality measures including filtration have been included to satisfy the methodology in the Ciria SuDS Manual C753;
- e. Assessment of risks to controlled water;
- f. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

Compliance with Condition 8 cannot be evaluated without these specific documents.

Condition 9

I have reviewed the Drainage Maintenance Report by Cowan Consultancy (July 2025). This only provides copies of the generic guidance and maintenance schedules copied from the Ciria SuDS manual. It also notes that *all maintenance will be the responsibility of the developer until such time that a suitable Management Company will be appointed for all future maintenance.*

The following information is still required:

- a. Maintenance schedules for each drainage feature type and ownership specifying the responsibilities of each party for the implementation of the SuDS scheme
- b. Details of protection measures
- c. A timetable for implementation

d. A management and maintenance plan for the lifetime of the development including the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Compliance with Condition 9 cannot be evaluated without this information.

Lisa Malter

Ecologist