

Consultee Comments for Planning Application

25/14765/PINS

Application Summary

Application Number: 25/14765/PINS

Address: 66 Church Road Redfield Bristol BS5 9JY

Proposal: Application for Planning permission for demolition of existing buildings on site and the erection of a three storey building comprising 6no flats, and 3no. Terraced dwellinghouses.

Case Officer: Susannah Pettit

Consultee Details

Name: [REDACTED]

Address: [REDACTED]

Email: Not Available

On Behalf Of: Flood Risk Manager

Comments

Further information is required in order to fully assess the proposals. A drainage plan has been provided which shows attenuation tanks with drainage connected to the public sewer and a note stating that Storm Drainage Strategy is already approved and accepted by Wessex Water with discharge rate of 2lit/sec to existing storm sewer, however no correspondence has been provided to confirm this.

We require the submission of a detailed Sustainable Drainage Strategy, formed in accordance with Section 4.3 of the Bristol SFRA (<https://www.bristol.gov.uk/planning-and-building-regulations/planning-policy/planning-evidence>).

The DEFRA National Standards for Sustainable Drainage Systems (SuDS) (<https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>) have now been published and should be adhered to where practical.

It must be demonstrated that the post development discharged rates have been reduced to as close as practical to the pre development greenfield rates with a minimum 50% reduction on existing brownfield rates.

The development must provide 3 out of 4 of the SuDS pillars as stated in section 4.3 of the Level 1 SFRA. The site must reduce water quantity leaving the site and a minimum 2 of the following; improving water quality, enhancing amenity and improving biodiversity.

Evidence that Wessex Water have approved the discharge rate and location as well as there

being enough capacity in the sewer to accommodate this must be provided. If Wessex Water have requested any other conditions e.g. containing the first flush rainfall on site these must be adhered to in the drainage strategy. Please contact planning.liaison@wessexwater.co.uk to start discussions with Wessex Water.

Details / sections of attenuation/SuDS features and the flow control chamber will be required.

A detailed Management and Maintenance plan for the proposed drainage system, including detailed schedules for the attenuation/SuDS features will also be required.