Date of Response: 27/05/2022

SITE:	Whitchurch M O T Centre, Whitchurch, Ross-On-Wye, Herefordshire HR9 6DB
TYPE:	Discharge of Conditions
DESCRIPTION:	Application for approval of details reserved by conditions 3,4,5 & 6 attached to planning permission. 203425
APPLICATION NO:	211898
GRID REFERENCE:	OS 355079 - 217647
APPLICANT:	Mr. Adrian Marfell
AGENT:	Mr. Graham Bloom

This response is in regard to the discharge of planning conditions for this development with focus on those conditions relating to flood risk and land drainage aspects. This response builds on the submission of the following information:

- Water Attenuation Proposal 17.5.22;
- Email from Agent 17.5.22.

The relevant conditions are as follows:

Condition 3:

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the surface areas to be drained.

Reason: To prevent pollution of the water environment and to comply with Policy SD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Condition 4:

No development approved by this permission shall be occupied until a scheme for the provision of a surface water attenuation system has been approved in writing by the local planning authority and subsequently implemented.

Reason: To prevent the increased risk of flooding and to comply with Policies SD3 and SD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Overall Comments:

Condition 3 and 4: Can be discharged.

We note proposals for a new extension to an existing MOT Centre. We understand that the proposed development will not increase the overall impermeable area of the site as it is currently hardstanding. The additional extension will be fully enclosed meaning the resulting surface water run-off will solely be roof water.

New guttering is proposed to manage the additional roof water before discharging it to a new 3500-litre attenuation tank with a connection to the existing surface water drainage system. These surface water drainage proposals are sufficient for the extension development given its small scale and the existing site hardstanding.

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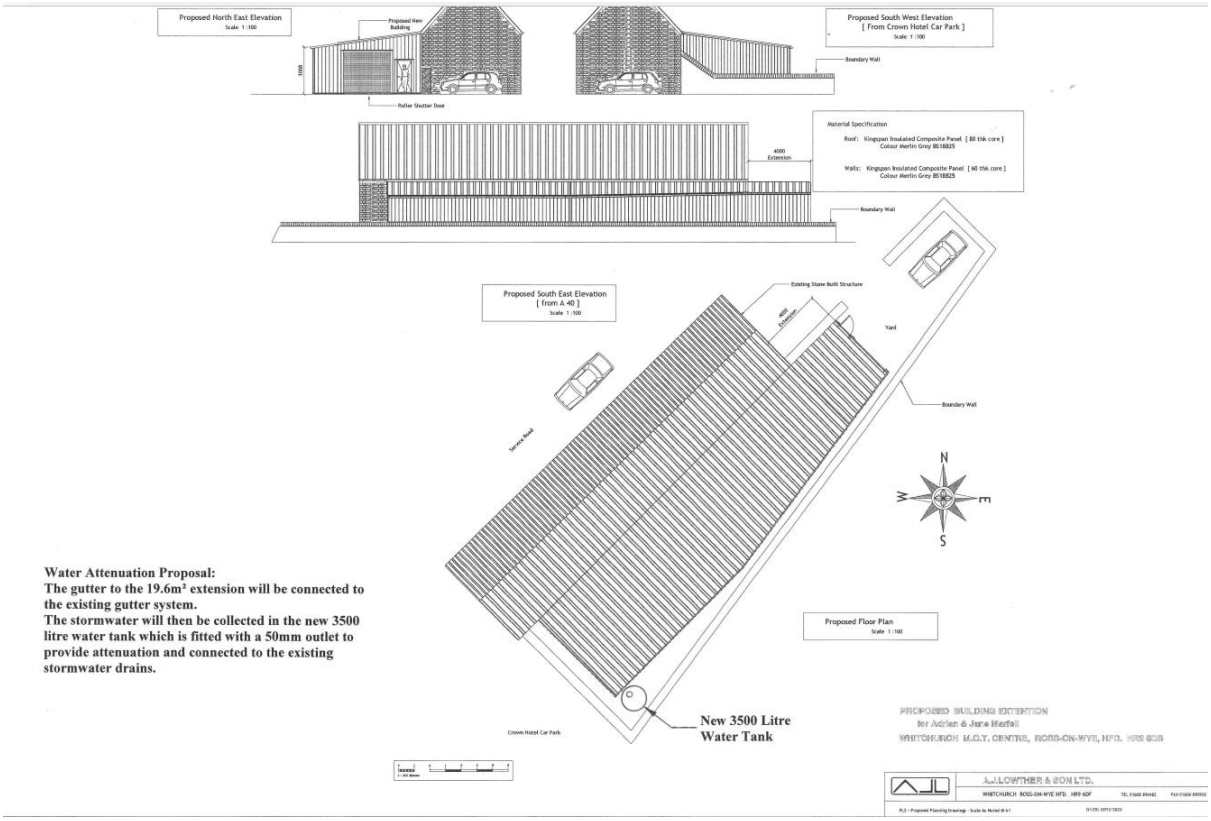

Water Attenuation Proposal:
The gutter to the 19.6m² extension will be connected to the existing gutter system.
The stormwater will then be collected in the new 3500 litre water tank which is fitted with a 50mm outlet to provide attenuation and connected to the existing stormwater drains.