



Delegated Report

Approval of Conditions

Application No:	20240300
Location:	Land To The Rear Of Bridge Bar And Club, 24 Stone Street, Gravesend, Kent, DA11 0NP
Description:	Application for the approval of conditions 7 and 21 attached to planning permission reference number 2011196 relating to details of (7) sustainable surface water drainage scheme and (21) foul surface water sewage disposal.
Applicant:	Mr Lakh Kallar, Kallarview Construction Limited

Submitted Documents/Plans

- Application Form – dated 28 March 2024;
- Supplementary Information – Drainage System Maintenance Requirements by MBP Ltd (Consulting Engineers) (ref. 7691 – P01);
- Supplementary Information – Drainage Calculations (1 year return period) by MBP Ltd (Consulting Engineers) (28 March 2024);
- Supplementary Information – Drainage Calculations (2 year return period) by Causeway (MPB Ltd – Consulting Engineers) (13 May 2024);
- Supplementary Information – Southern Water Letter – Capacity Check for Development Site (10 May 2024);
- Drawing no. 7691-MBP-XX-XX-DR-C-0500 – P04 – Below Ground Drainage Upper Ground Floor;
- Drawing no. 7691-MBP-XX-XX-DR-C-0501 – P04 – Below Ground Drainage Lower Ground Floor;
- Drawing no. 7691-MBP-XX-XX-DR-C-0502 – P03 – Drainage Details;
- Drawing no. 7691-MBP-XX-XX-DR-C-0504 – P02 – Existing Surface Water Run-off Rates.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240036	Application for the approval of conditions 7, 8, 9, 18 and 21 attached to planning permission reference number 20211196 relating to a detailed sustainable surface water drainage scheme for the site (7), a detailed highway scheme (to accord substantially with Drawing No.D1.10 Rev E contained (8), details of surface finishes for roads and footpaths (9), full details of the open space, the design and landscaping of all un-built areas of any part of the development (18) and details of the proposed means of foul and surface water sewerage disposal (21).	REFUSAL OF DETAILS	13.03.2024
20211196	Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse	PERMITTED	14.02.2022

	areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works to allow alterations to the main entrance from Rathmore Road to Athboy Road and amendments and substitution to approved plans.		
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Consultations, Publicity and Representations

External Consultees

Southern Water – No objections to discharge conditions 21 and 7 relating to foul and surface water drainage. An approval for the connection to the public sewer should be submitted under Section 106 of the Water Industry Act.

Kent County Council Flood and Water –

- *First Consultation (23 April 2024)* – Having reviewed the information submitted we note that this reflects the application made under reference 20240036 with regards to conditions 7 and 21 to which recommended a holding objection be raised (attached).

Whilst appreciative of the latest information provided with this application it would appear that those concerns raised in the previous response (attached) to 20240036 remain, namely the incorrect M5-60 value being used in the hydraulic calculations and the failure to apply the current recommend climate change uplift figures.

Further to the previous response we note that the latest calculations provided demonstrate moments of surcharging within the 1-year critical rainfall event which we would not normally expect to see.

Also whilst it is appreciated that existing discharge rates from site are quoted on drawing 7691-MBP-XX-XX-DR-C-0504/P02 we require for the information and calculations used to derive at these figures be provided.

Further to these matters we would also ask for information to be provided as to how the required drainage hierarchy (as detailed in part H of current building regulations) was considered and ultimately why the system proposed for managing surface water is connecting to a combined sewer. Should we have been consulted as part of the full application we would require for this to have been addressed prior to recommending any approval be granted.

Until the above matters have been addressed to our satisfaction we would recommend that a holding objection be put in place.

- *Second Consultation (03 June 2024)* – Kent County Council as Lead Local Flood Authority have reviewed the latest submitted information and can confirm this deals with the concerns raised in our previous responses, as such we remove our objection to the discharge of condition 7.

Officer's Analysis

This is an application for the approval of conditions 7 and 21 attached to planning permission reference 20211196 relating to a detailed sustainable surface water drainage scheme for the site (7) and details of the proposed means of foul and surface water sewerage disposal (21).

Condition 7 states the following:

7. *Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed without increase to on site or off site flood risk. Any discharge to the public surface water sewer shall be agreed in advance in writing with the local planning authority and Southern Water.*
- (i) *No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:*
- i) *a timetable for its implementation, and*
- ii) *a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.*

This condition was attached to ensure that sustainable urban drainage is incorporated into the development.

Southern Water were consulted on the application and have stated that there is no objection to the discharge of condition 7.

Kent County Council (KCC) Flood and Water Management objected to the details originally submitted on the basis of incorrect values, time period for calculations, evidence of discharge rates and drainage hierarchy information. However, following the additional details and information KCC are satisfied that their concerns had been addressed and removed their objection.

The application has been supported by sufficient information and there are no objections from consultees and as such Condition 7 can be discharged.

Condition 21 states the following:

21. *Prior to the commencement of the development details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.*

This condition was attached to ensure that details of the foul and surface water drainage systems are submitted and approved by Southern Water.

Southern Water have been consulted on the application and have stated that condition 21 can be discharged.

The applicant is encouraged to read Southern Waters response and engage with them prior to any resubmission.

Conclusion

The details submitted are adequate to discharge condition 7 (sustainable surface water drainage) and condition 21 (foul and surface water disposal).

Recommendation

Approval of conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	3 rd June 2024	Dated:	03 June 2024