Further information issued to the planning officer via email on the 02/01/2024

LLFA comment received 02/01/24:

We require more information and improved proposals before recommending approval of the application for the following reasons:

1. The applicant has not confirmed a method of flow restriction i.e. a hydrobrake.

To address the above, please can the applicant submit information which demonstrates that a method of flow restriction will be applied.

Applicant Response 02/01/24:

- In terms of flow restriction, as shown on the proposed plans and supporting hydraulic calculations, no flow control device is required to provide betterment for this scheme. As described within the technical note provided, SuDS are provided in the form of green roofs, permeable external paving and a rainwater garden. These features slow down the flow of water by increasing the time it takes for rainwater to reach the below ground drains, which then provides a reduction in the peak flow rates.
- No other flow restriction is proposed or required to provide a betterment in peak flow rates compared to the pre-development arrangement. Again, this is demonstrated within the calculations provided, with both the existing and proposed networks modelled to demonstrate the performance and betterment compared to the existing arrangement.
- The site is restricted and constrained. This is as a result of the small site footprint; the existing building on the site, which is being retained and converted; and very limited site area without existing built development on.
- Given the site restrictions/constraints, it would not be practicably reasonable to provide further flow restriction to more closely match greenfield rates. Any further restriction to runoff rates will require below ground attenuation, which is not achievable both due to constraints with available space and levels of the existing outfall.
- The implication of additional flow restriction and attenuation will be the requirement for introduction of a storm water pump, below ground attenuation tank, likely underpinning of the existing foundations to avoid undermining them with the excavation/tank. This in my view would create a less sustainable solution and introduce unnecessary risks/implications with the pumps, with the benefit being very small and disproportional to the additional costs/implications.
- For a scheme which seeks to re-use an existing building, resulting in limited structural building works, it is not considered to be appropriate or reasonable to impose a requirement for such significant works to be undertaken to the building, solely to introduce a flow restrictor, particularly when the scheme is already creating a betterment from the existing position.