

# Development Control Committee

## 4 December 2019

### Late Paper

**Item 6 – DC/19/1712/FUL – 28-34 Risbygate Street, Bury St Edmunds**

#### Overheating Risk Assessment

The Council's Environment and Public Health and Housing Team has reviewed the Overheating Risk Assessment submitted to support the application and has confirmed that the information is satisfactory and that the potential impact from overheating has been considered in detail. Subject to the installation of solar control glazing the Teams have no objection to the proposal.

The following condition is proposed to address this requirement:

40. The glazing to be installed in the development hereby approved shall be strictly in accordance with the Overheating Risk Assessment dated November 2019 prepared by Inkling LLP and the Stage 1 Risk Assessment and Stage 2 Acoustic Design Statement dated July 2019 prepared by Clarke Saunders Associates.

Reason: To safeguard the residential amenity of future occupiers, in accordance with policies DM2 and DM22 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

#### Surface water drainage

Further comments have been received from the Lead Local Flood Authority (LLFA) in which they state that they would not object to the scheme provided the applicant can agree a proposed discharge rate to the public sewer of a maximum 12l/s for all storms. Subject to the applicant agreeing to this discharge rate planning condition 5 is amended as follows:

5. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The applicant shall submit a detailed design based on the FRA/DS by Civil Engineering Practice (ref:- 23225 rev 1.1 and dated Nov 2019) and will

demonstrate that surface water run-off generated by the development will be limited to 12l/s up to and including the critical 100yr + CC storm.

Reason: To ensure that the principles of sustainable drainage are incorporated into the proposal, to ensure that the proposed development can be adequately drained, to prevent the development from causing increased flood risk off site over the lifetime of the development, to ensure the development is adequately protected from flooding and to ensure the development does not cause increased pollution to the water environment, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.

The following additional condition is also recommended by the LLFA:

41. Prior to commencement of development details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of water drainage, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.