

Additional comments to be added to the conditions under report 18/03589/Ful Westcotes Farm for the egg production unit, as proposed by the Lead Local Flood Authority

We recommend that the following are added to the list of approved documents/drawings and that the following conditions are added to any approved permission.

Documents/drawings to be added:

Drawing number: 001 'INDICATIVE DRAINAGE LAYOUT' Rev P3

Drawing number: 003 'DRAINAGE SECTION AND DETAILS' Rev P1

CONDITION 1

Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

REASON

To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features.

CONDITION 2

Prior to first use details of the adoption and maintenance of all SuDS features shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule and log, which includes details for all SuDS features for the lifetime of development shall be comprised within and be implemented forthwith in perpetuity.

REASON

To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime.

CONDITION 3

Prior to the first use of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

- * As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- * Construction details (component drawings, materials, vegetation);
- * Health and Safety file;
- * Details of ownership organisation/adoption details.

REASON

To ensure that all sustainable drainage system are designed to the DEFRA non technical standards.