My ref: FR/25-000092
Your ref: 25/80079/COND
Date: 07/04/2025
Doc no: 201111691
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PROPOSAL: Discharge of conditions 7 (Contamination - phase 1, 2 and 3), 11 (Surface Water Drainage) and 12 (surface water - construction) of 24/00394/FUL

Agricultural Building 15 Church Lane Covington

Comments from Lead Local Flood Authority (LLFA)

Dear Hannah,

Thank you for your consultation which we received on 17th March 2025.

We have reviewed the following documents:

- Detailed Design LLFA Technical Note, Rolton Group, Ref 23-0174-RGL-ZZ-XX-RP-C-0003, 11/3/2025

Based on these we can recommend discharge of Condition 11 of planning permission 24/00394/FUL. Surface water will be managed on site through the use of attenuation discharging surface water at 2 l/s into the existing surface water sewer.

We are however **unable to recommend the discharge of condition 12,** as no documents appear to have been submitted.

Informatives

Pollution Control
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry

at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Construction Surface Water Maintenance
Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

Yours sincerely,

H Tandy

Hilary Tandy
Flood Risk Manager

If you have any queries regarding this application, please contact the Officer named at the top of this letter (contact details are above).

Please note: We are reliant on the accuracy and completeness of the reports in undertaking our review and can take no responsibility for incorrect data or interpretation made by the authors.