

<u>APPLICATION NO:</u>	24/00065/KMBC1	<u>CASE OFFICER:</u>	Clare Appleyard
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	King George V Playing Field, Wood Lane, Prescot		
<u>PROPOSAL:</u>	PROPOSED PAVILION DEVELOPMENT, NEW FOOTPATH ACCESS, CONTAINERS AND FENCE ENCLOSURE, LIGHTING, CCTV, PLAYING FIELD DRAINAGE AND ASSOCIATED WORKS		

Site Description

The site subject of the application is King George V Playing Fields, Prescot, known locally as Browns Field. The playing fields are bounded to the north east by residential properties at South Avenue; the south east by woodland; the south west by Carr Lane and the north west by Wood Lane.

Browns Field extends to 8.2ha, has Fields in Trust status and is allocated as Urban Green Space within Knowsley Core Strategy Local Plan. To the north of Browns Field is a small children's play area along Wood Lane and a multi use games area. Steel containers are also currently sited on the site which are home to Berkley JFC.

The land to the south west currently have three football pitches marked out. The remainder of the site is used for wider recreation use.

Proposal

The application is for the erection of a pavilion, new footpath access, containers with a fence enclosure, lighting, CCTV, playing field drainage and associated works.

The proposed pavilion would be located on the site of existing storage containers. These containers are to be removed. The pavilion building would be 20.1m long; 9.9m deep; 2.7m high to the eaves and 4.2m high to the ridge. Adjacent to the pavilion building, three accessible parking spaces are proposed.

Three storage containers are proposed to be sited to the north of the proposed pavilion building which would be used for the storage of maintenance equipment and a bin store. Two of the containers are new and one is existing to be relocated alongside the two new containers. The three containers combined would be 6.1m by 7.5m and 2.4m high. The containers would be enclosed by a 2.4m high fence. Both the containers and the fence would be colour RAL 6005 Green.

A new footpath link is proposed at Wood Lane, which is proposed to run parallel to the multi use games area.

Two 6m high lighting columns are proposed along the footpath link from Wood Lane and a post mounted CCTV camera (4.3m high) is to be located to the north of the proposed accessible parking spaces.

Drainage improvements to the playing pitch to the south of the site include the installation of a primary piped drainage system with laterals at 5m centres across the whole of the flat plateau area with the main carrier drain issuing through a restricted

flow chambers and into Prescot Brook.

Consultations

Highway Authority: No objections.

Environmental Health: No objections to four conditions for contaminated land, restriction on opening times, a restriction on the use of the floodlighting and a condition for a construction management plan including hours of construction.

LLFA/Drainage: No objections subject to a standard condition requesting a detailed drainage strategy.

Arboricultural Officer: No comments received.

Merseyside Environmental Advisory Service: No objections subject to two conditions, one to endure no tree clearance during the breeding bird season and one to ensure reasonable avoidance measures for the protection of mammals and amphibians.

Sport England: No objections.

The Coal Authority: No objections, subject to a standard informative.

United Utilities: No objections subject to two conditions requiring the submission of a SUDS based drainage scheme and a condition requiring the management and maintenance of the SUDS.

Prescot Town Council: No comments received.

Merseyside Fire and Rescue Authority: No objections.

Representations

This application has been publicised by neighbour notification letter and by the erection of a site notice. One representation has been received in response to the publicity given to the application which was a letter of support was received from the Friends of KGV Brown's Field who state that the Friends are very much in favour of the new facilities and look forward to seeing various community uses of the park in future.

Planning History

None recent.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable

development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

Knowsley Local Plan Core Strategy (2016):

SD1 Sustainable Development
CS1 Spatial Strategy for Knowsley Metropolitan Borough Council
CS2 Development Principles
CS7 Transport Networks
CS8 Green Infrastructure
CS19 Design Quality and Accessibility in New Development
CS21 Green Spaces and Trees
CS22 Sustainable and Low Carbon Development
CS23 Renewable and Low Carbon Infrastructure
CS24 Managing Flood Risk

Saved Policies of the Knowsley Replacement Unitary Development Plan (2006):
H5 Development within Primarily Residential Areas

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Principle of the development:

When considering development proposals, a positive approach will be taken which reflects the presumption in favour of sustainable development contained within the NPPF. Planning applications that accord with this policies in the Local Plan will be approved without delay unless material considerations indicate otherwise.

Local Plan policy CS8 states that Knowsley's existing green infrastructure and its beneficial functions will be protected, managed and/or enhanced to ensure an appropriate quantity and improved quality of locally important open spaces. Local Plan policy CS21 states that the Council will support improvements to existing and new areas of greenspace to achieve accessible, safe and secure locations for all members of the community to use and to achieve clean and well maintained facilities, equipment and open spaces.

Sport England were consulted as part of the proposal and raised no objections as it is considered to meet with Exception 2 of their Playing Fields Policy which states that the proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of pitched or

adversely affects their use and therefore the proposal accords with Paragraph 103 of the NPPF.

The development proposal for the site, including a new pavilion, building, pitch drainage and equipment storage will all bring a great benefit to the area of open space and maintain and increase its overall usage by the public. The proposal complies with Local Plan policies SD1, CS8 and CS21.

Design and layout:

The proposed development of the pavilion building and the three storage containers are to be sited together within the site, just to the east of the existing muga.

The pavilion building would be single storey and has been kept to a size so as only to provide main facilities. The brick types to be used in the construction of the building would be 'Ibstock Roughdales Red Multi Rustic' and 'Ibsotck Dark Grey'. Both of these bricks are acceptable and would be in keeping with the character of the local area.

The pavilion would have external roller shutters which are considered acceptable in this instance given the location of the building within a park. The Design and Access Statement states that the roller shutters are to be 'internally housed external roller shutters' which means that the roller shutter box is hidden internally and will not be visually apparent.

The site currently has storage containers on site. The proposal would 'tidy' up the existing area by relocating them and replacing two of them. The containers would be used for the storage of maintenance equipment.

It is considered that the design and siting of the pavilion building and storage containers are acceptable and would not affect residential amenity, nor would it affect the use of the playing fields. The proposal would comply with Local Plan policy CS2 and CS19.

Residential development:

In order for the proposal to be acceptable, it is important that it does not have a detrimental impact on the amenities of existing residents. Core Strategy Policies CS2 and CS19 combine to ensure that new development does not significantly injure the amenities of nearby residential neighbours. Saved Policy ENV2 of the Knowsley UDP seeks to ensure that new or existing developments are protected from new or existing noise sources and that, where necessary, effective mitigation measures are secured.

The proposed pavilion building would be approximately 80m from the nearest residential property and therefore its built form would not affect residents. The hours of use of the building would be controlled by planning condition and would be restricted to between 08:00 and 22:00 on any day.

Two 6m high lighting columns are proposed along the footpath link from Wood Lane and a post mounted CCTV camera (4.3m high) is to be located to the north of the proposed accessible parking spaces. The external lighting would be restricted to 07:30 and 22:30 on any day. It is considered that there would be no impact of nearby residential properties as the lighting would be approximately 30m away from properties.

The proposal would not be detrimental to the amenity of the occupiers of existing

dwellings and would provide an appropriate level of amenity for future occupiers of the site. The proposal therefore complies with Knowsley Local Plan Core Strategy policies SD1 'Sustainable development,' CS2 'Development Principles' and CS19 'Design Quality and Accessibility in New Development.'

Highways:

Policy CS7 'Transport Networks' in the Local Plan Core Strategy requires new developments to be located and designed to prioritise accessibility and sustainable modes of travel through a choice of walking, cycling, public transport, and incorporate access for private vehicles. The policy also requires new developments to make adequate provision for cycle and car parking.

The proposals look to provide enhanced pedestrian access to the playing fields, improvements and enlargement to the existing pavilion and improvements to existing football pitches.

It is agreed by the Highway Authority that the improvements proposed are unlikely to generate any notable uplift in traffic for the existing operations on site (i.e football) and are more likely to simply benefit the existing users.

The below has been highlighted in the Transport Statement as the potential uplift in use that could be expected with the proposals:

'Sundays - 10 people attending slimming groups, yoga etc. in the new pavilion building;

Weekdays - around 10-20 people each day attending slimming groups, yoga etc'

The above users are unlikely to provide a traffic generation or parking demand which could impact negatively on the surrounding highway or residents. There is a long history in the local area of the site being used for sports activities, which in themselves would likely carry a much higher parking demand and which have otherwise been accommodated on the surrounding highway. There is no evidence to suggest that this wouldn't continue to happen.

Highways officer requested a condition for cycle parking, however, this has been submitted and approved therefore negating the need for a condition.

Subject to the to the recommended conditions referred to above, the application accords with policies CS7 'Transport Networks' and CS19 'Design Quality and Accessibility in New Development' in the Knowsley Local Plan: Core Strategy Policy and it is considered that the development would not result in any significant adverse impacts on highway or pedestrian safety.

Footpath link:

The main vehicular access into Browns Field is from Wood Lane and is secured by a lockable gate to prevent unauthorised access and any anti social behaviour. Adjacent to the vehicle gates, there is a separate pedestrian entrance with a standard 'k' barrier., but this path links immediately to the roadway. This proposal seeks an alternative footpath link from Wood Lane which would run adjacent to the existing multi use games area. This will improve vehicular and pedestrian segregation. The 'old' footpath entrance is to remain. The proposal is an improvement in terms of safety.

Trees:

Saved Policy DQ4 of the Knowsley UDP seeks to ensure that new developments include adequate tree and landscape provisions, whilst also seeking the protection or

replacement of trees affected by development. Policy CS21 of the Local Plan Core Strategy has the same aims and sets out the principles for mitigation where tree loss is unavoidable. This approach is supported by the Trees and Development SPD.

The applicant has stated that no trees are to be removed, however, it is clear on the plans that T4 (prunus avium) is within the proposed new footpath link and will therefore have to be removed. The applicant has provided a replacement tree planting plan which illustrates the planting of three Prunus padus cherry trees. The planting of the trees will be secured by condition.

The details provided to date are sufficient for the proposal to comply with Saved Policy DQ4 of the Knowsley UDP and Policy CS21 of the Local Plan Core Strategy.

Drainage:

Policies CS2 and CS24 of the Local Plan Core Strategy combine to ensure that development will not cause an unacceptable risk of flooding and that surface water is drained in a safe and sustainable manner.

The proposed development is less than 1 hectare and as such, a Flood Risk Assessment has not been included with the planning application. The proposal seeks to improve drainage to the pitch to the south east of the site which regularly becomes water logged. The outflow from the lower pitch drainage is proposed to be discharged into Prescott Brook. The applicant's Design and Access statement states that the outflow from the lower pitch drainage would be restricted to a greenfield run off rate with the outfall pipe of less than 300mm set in an Environment Agency approved pre cast concrete headwall.

The LLFA have reviewed documents submitted by the applicant concerning Drainage Strategy proposal for the above application. The LLFA review has been based on proposed drainage (Drainage Plan 205-099-1009) and Phase II Geoenvironmental report.

The LLFA noted that this is a full application while a conceptual drainage strategy is submitted, and yet further details of the proposed strategy will be required. However, the LLFA confirm that the proposed drainage strategy is acceptable in principle and requested that further information in respect of SUDS be provided.

United Utilities requested a similar condition to the LLFA and so these two conditions were combined into one. United Utilities also requested a second condition, requiring details of the management and maintenance of the SUDS. This too has been combined to form one condition.

Subject to this condition the proposal would be in compliance with Local Plan policy CS24

Coal Risk:

The site falls within the Coal Authority's defined Development High Risk Area, which means that within the application site and surrounding area there are recorded coal mining features present at surface or shallow depths.

The Coal Authority has considered the information submitted with the planning application and has no objection to the proposed development. The Coal Authority have requested a standard informative be attached to the decision notice.

Low Carbon Development:

The Design and Access Statement (Steve Wells Associates, January 2023) states that a solar photovoltaic array is to be installed on the pitched roof of the pavilion. It will have battery storage attached to help power the electric boiler system. The Council has committed to embedding carbon reduction and climate action across the Council's plans, policies and services. The use of low carbon and renewable technologies is welcomed.

The use of these technologies is in line with Policy CS22 (Sustainable and Low Carbon Developments). The implementation of these technologies will be secured by condition.

Waste:

The applicant has provided sufficient information in Proposed Site Plan (Drawing Ref: 205-099-1005, January 2024) to comply with policy WM9 (Sustainable Waste Management Design and Layout for New Development) of the Merseyside and Halton Joint Waste Local Plan (WLP) and the National Planning Policy for Waste (paragraph 8). The Proposed Site Plan is to be secured as an approved drawing.

Conclusion

The proposed development would enhance the use of King George V playing fields by providing a pavilion building for changing room facilities, lighting CCTV and pitch drainage. The proposal would comply with Knowsley Local Plan Core Strategy policies SD1 Sustainable Development, CS1 Spatial Strategy for Knowsley Metropolitan Borough Council, CS2 Development Principles, CS7 Transport Networks, CS8 Green Infrastructure and CS19 Design Quality and Accessibility in New Development.

Recommendation

Grant planning permission subject to the following conditions:

1. Time limit

2. A. Prior to the commencement of development, details of a SUDS based drainage scheme based on the principles of The SUDS Manual (C753) and the criteria as set out within Knowsley Strategic Flood Risk Assessment (SFRA, Levels 2), shall be submitted to and approved in writing by the Local Planning Authority (LPA). The applicant should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set in informative number 4. The maximum rate of discharge, off-site, shall not exceed the greenfield Qbar. The works shall be implemented in accordance with the approved scheme before the development is brought into use.

B. Prior to the first occupation of the development, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority.

This shall include as a minimum:

- (i) The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company.
- (ii) A schedule for on-going inspections relating to performance and condition.
- (iii) Details for planned maintenance and a mechanism for remedial and urgent repair works.
- (iv) Means of access for inspection and maintenance purposes.

- (v) The plan shall be implemented in accordance with the timeframes contained within it.

Reason: To ensure a satisfactory drainage system is provided to serve the site in accordance with Paragraph 163 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) and Policies CS2 and CS24 of the Knowsley Local Plan: Core Strategy (January 2016).

3. Contaminated Land

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (where relevant):

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and
 - service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

E. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and

agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials does not result in increased risk to the environment or human health.

F. Importation of Soil/Material

No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

4. The pavilion building hereby permitted shall only be open between the hours of 08:00 and 22:00 on any day.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

5. The external lighting serving the development shall only operate between the hours of 07:30 and 22:30 on any day.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policy H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

6 Prior to commencement of construction, a scheme for the control of noise (including noise from piling, if required) and dust from site operations, and to prevent the transfer of mud out of the site, shall be submitted to and approved in writing by the local planning authority. The scheme must include the proposed hours of construction which shall not exceed 08.00 – 18.00 Monday to Friday; 09.00 – 13.00 Saturdays and not at all on Sundays or Bank Holidays. All works which form part of the scheme shall be implemented while construction works are ongoing.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers and to comply with saved Policies H5, and ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006 and Policy CS2 of the Core Strategy, adopted January 2016.

7. No tree clearance is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then trees are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: To mitigate for the loss of bird nesting habitat and to ensure compliance with Policy CS8 in the Knowsley Local Plan Core Strategy adopted 2016.

8. The following reasonable avoidance measures should be put in place during the construction phase to ensure that there are no adverse effects on hedgehogs or badgers which are a priority species:

- A pre-commencement check for badgers and hedgehogs;
- The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians from seeking shelter or protection within them; and
- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar) to prevent amphibians and terrestrial from seeking shelter beneath them or becoming trapped. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard;
- All trenches and excavations should have a means of escape (e.g. a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

Reason: In the interests of biodiversity conservation and to comply with Policy CS8 of the Knowsley Local Plan Core Strategy, adopted January 2016.

Informatives:

1. If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

2. Contaminated Land comments from MEAS

Thank you for consulting Merseyside Environmental Advisory Service in respect of this planning application. Please find below my response following a review of the documents referenced beneath:

- Solmek Ltd (January 2024) Phase 1: Desk Study Proposed New Pavilion at KGV Browns Field. Ref: M23-004
- Solmek Ltd (March 2024) Phase 2: Site Investigation Proposed New Pavilion at KGV Browns Field. Ref: M24-004

MEAS advise that they have a number of queries regarding the land contamination assessment of the site. Knowsley's standard land contamination condition should be attached to any granted planning permission.

Comments and Observations

a. The Preliminary Conceptual Site Model presented in Table 4 of the Phase 1 report focuses on the area of the pavilion only. There is no assessment of the potential risk related to the playing field. This area was previously used as allotments gardens and is adjacent to a former sewage disposal works/ filter beds. It's use as playing fields makes it a sensitive end use. **The risk associated with all areas included within the red line planning boundary must also be taken into consideration.**

Intrusive Works

b. The intrusive works comprised 6 window samples (max depth 2.3mbgl), 1 trial pit (1.82mbgl) and 3 rotary boreholes (max depth 30mbgl). Topsoil was recorded at most of the locations overlying made ground to depths of between 0.5-1.2mbgl. 4

samples were subject to chemical testing (2 from the made ground and 2 from the natural strata). **MEAS advise that justification should be provided for the scope of works including why it was not deemed necessary to test topsoil.**

c. The intrusive work was undertaken on the 17th January 2024, however the laboratory does not record them receiving the samples until the 1st February 2024. **MEAS advise details of the that chain of custody should be provided including how the samples were stored.**

d. The Laboratory Certificate also records deviating samples owing to the holding times and containers provided. **MEAS advise that further explanation is required on the robustness and reliability of the results.**

Ground Gas Monitoring

e. Two of the window samples were developed as monitoring wells (WS02 and WS04). Gas is to be monitored on 6 occasions over a 3-month period with the results provided as an addendum. This is welcomed.

f. The exploratory logs show the response zones in both wells extends from 0.5-1.0mbgl. In WS02 this is not the full depth of the made ground. **MEAS advise that clarification is provided for the response zone depth and the implications this may have on the results.**

3. See correspondence from Merseyside Fire and Rescue Service dated 14th Marh 2024.

4. To be read in connection with condition 2: The surface water and drainage strategy, detailed design drawings, calculations and supporting information shall be prepared considering the following points:

(i) A soakaway test has been undertaken in the pitch area showing an acceptable infiltration rate for nay infiltrating-based SuDS features. A further test will be required to be undertaken at the location of proposed pavilion where a soakaway has been proposed as the main mechanism for surface water disposal.

(ii) The LLFA is responsible to advise on the maximum discharge rate from the site after development. It is proposed that the surface water runoff from the pitch area to be discharged to Prescott Brook while no maximum water discharge rate has been proposed. The greenfield Qbar runoff rate from the pitch area will be acceptable.

(iii) Should the discharge to Prescott Brook is retained in the final design, provision of evidence that the site has an agreed discharge point and an approved outfall structure for post-development situation from responsible authority (i.e. the EA) will be required.

(iv) Drainage proposals should be designed to cope with events up to the 1 in 100 plus 40% CC events. Where the network design is capped with the 1 in 30 events, the proposed drainage network design should be able to demonstrate that at what points surcharges and floodings occur, what would be the volume of flood water, where the flood water flows and/or pools, and what is maximum flood water depth. It should be demonstrated that the flood water during the 1 in 100 plus 40% CC event would not leave the site (all retained within the site boundary), and not affect the buildings, and the site would be operational at such a time.

(v) Flow routes need to be considered when all on site drainage systems have been overwhelmed by an event of greater intensity than the design criteria (1 in 100 + 40% CC). The impact of exceedance flows from and on adjacent land should also be considered. In considering the exceedance event, as a minimum the 1 in 200 event plus 40% CC should be considered in calculations. Calculations and plans should be provided to show where above-ground flooding might occur, where this

would pool and flow and the maximum depth of flood flows shall be established and managed so as to mitigate the flood impact to people and buildings. Evidence that the exceedance event has been considered will be required.

(vi) An evaluation of impact of potential failure of the drainage system should be provided. The risk assessment should include for blockage of pipes, blockage of outlet structures/soakaway and risk of impediments across planned flood routing paths. The drainage design should be supported by a designer's risk assessment that identifies key points of failure of the system and what means have been considered to limit risk of failure. This will also inform the maintenance plan with regards to corrective actions needed should a failure occurs.

(vii) A Model Information (Micro Drainage or similar approved) considering above points will be required. Results showing all the modelling criteria and summary network results including attenuation mechanism for critical 1 in 2 years, 1 in 30 years and 1 in 100 years plus 40% CC storm events along with maximum water level, flow and velocity and details of any surface flooding anticipated will be required.

(viii) An updated drainage plan considering the above points to show drainage layout, manholes including cover and invert levels, proposed levels, pipe sizes and gradients, all on -line controls, on and off-line storage structures and outfall details will be required.

(ix) Construction and specification details of proposed SUDS features will be required to make sure they are suitable for being used in the site.

(x) Summary Drainage Report setting out the Drainage Strategy and results of the calculations demonstrating compliance with the above.

(xi) Prior to the first occupation of the development, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development through an appropriate legally binding agreement shall be submitted to and approved in writing by the Local Planning Authority.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/03/2024	205-099-1001		Site Location Plan
06/03/2024	205-099-1002		Existing Site Plan
06/03/2024	205-099-1003		Existing Site Plan
06/03/2024	205-099-1004		Proposed Site Plan
26/04/2024	205-099-1005	REV A	Proposed Site Plan
06/03/2024	205-099-1006		Proposed Pavilion
06/03/2024	205-099-1007		Proposed Site Drainage Layout Proposed Catch Drain Detail
06/03/2024	205-099-1008		Proposed Site Drainage Layout
06/03/2024	205-099-1009		Proposed Pavilion Drainage Layout
06/03/2024	205-099-1010		Proposed Visuals
26/04/2024	205-099-1011	Rev A	Proposed Container and Fence Enclosure
06/03/2024	205-099-1012		Proposed CCTV Mast, K-Barrier and Footpath Details
26/04/2024	205-099-1014		Proposed Replacement Tree Replacement Planting
26/04/2024			Proposed brickwork for pavilion building
06/03/2024	CC8975	Rev 00	6m Metro Planted Root Column
07/03/2024	HLS8408		Proposed floodlighting
06/03/2024	M23-004		Phase 1: Desk Study
07/03/2024	M24-004		Phase 2: Site Investigation

06/03/2024			Preliminary Ecological Appraisal
06/03/2024			Transport Statement
06/03/2024	1677-001	Rev A	Tree Survey Sheet 1 of 2
06/03/2024	1677-002	Rev A	Tree Survey Sheet 2 of 2
06/03/2024	1677-003	Rev A	Tree Constraints Plan Sheet 1 of 2
06/03/2024	1677-004	Rev A	Tree Constraints Plan Sheet 2 of 2
06/03/2024	1677-005	Rev A	Tree Protection Plan Sheet 1 of 2
06/03/2024	1677-006	Rev A	Tree Protection Plan Sheet 2 of 2

Signed Case Officer¹:

Jo Sheridan

**Signed Authorising
Officer²:**

Date:

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Appendix 1 – Site Photographs