

Wiltshire Council Planning Consultation Response

02 June 2017

Wiltshire Council Drainage Engineer

Officer's Name: Eileen Medlin
Officer's Title: Senior Planning Officer

Application No: 17/04772/FUL
Change of Use from Public House with Flat Above (use class A4) to Retail Unit with Flat Above (use class A1) with Associated Building Works and Erection of 5 Dwellings
The John Bull, Westfield Road, Trowbridge, Wiltshire, BA14 9JL
384130 Northings: 157094

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

I would welcome any comments that you have about this particular application by **07 July 2017**. If I do not receive your observations and comments by this date I will assume you have none. If you require an extension of time please contact the Planning Officer above who will do their best to accommodate this.

Recommendations:

<input type="checkbox"/>	No Comment
<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Support subject to conditions (please set out below)
<input type="checkbox"/>	Object (for reasons set out below)
<input type="checkbox"/>	No objections

Matters Considered:

Application form says both foul and storm drainage disposal will be to main sewers – it is known that separate foul and storm sewers exist near the site thus subject to a S106 WIA 1991 connection application to the sewerage undertaker and their approval of connection and flow rates the site would have acceptable drainage disposal arrangements

Checks will need to be made on site for any S105A public sewers which may be located in the site and could affect the indicated layout

Applicant will need to check that connection to sewers can be achieved by gravity as if a pumping station is required it will need to be located a minimum of 15m from any dwelling/retail outlet

Conditions:

Condition 1 - No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority in conjunction with the sewerage undertaker

REASON: To ensure that the development can be adequately drained

Condition 2 - The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

Condition 3 - No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), has been submitted to and approved in writing by the Local Planning Authority in conjunction with the sewerage undertaker

REASON: To ensure that the development can be adequately drained

Condition 4 - The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

Informatives:

Peter Weston, Land Drainage Engineer, Wiltshire Council