

Draft Conditions

Phasing

1. *Prior to the commencement of development, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall include details of the maximum number of dwellings and other development to be implemented within each phase of the development / development parcel. The development shall only be implemented in accordance with the approved Phasing Plan.*

This Phasing Plan shall not be amended without the written consent of the Local Planning Authority. Any proposal to amend the Phasing Plan / Development Parcels should provide evidence to demonstrate that such changes would not be likely to give rise to any significant environmental impacts. In instances where phasing changes may give rise to environmental impacts then the amended Phasing Plan shall be accompanied by an Environmental Statement prepared in accordance with the (Environmental Impact Assessment) Regulations 2011.

Reason: To ensure the satisfactory phasing of the development and to ensure that utility infrastructure is delivered in a coordinated and planned way.

Site Wide Drainage Strategy

2.

2.1 *At the same time as the submission of the First Reserved Matters application for all or part of the development hereby permitted, an updated Surface Water Drainage Strategy shall be submitted to the Local Planning Authority for approval. The strategy shall be in accordance with the approved Flood Risk Assessment in respect of Peel Hall, Warrington, reference 1506-45/FRA/01 Rev B, dated June 2016. The updated Foul and Surface Water Drainage Strategy shall include the following details as a minimum:*

- a. *no surface water shall discharge directly or indirectly into the existing public sewerage systems, unless agreed in writing as part of the updated Surface Water Drainage Strategy; and*
- b. *investigate the potential for a surface water drainage system based on infiltration through an assessment of site conditions for the entire site;*
- c. *identify any drainage infrastructure connections (surface water) including the volume of flows between the different phases/plots of the development; and*
- d. *the details of any improvement works to on-site watercourses/culverts;*
- e. *the details of any pumping arrangements demonstrated as necessary.*

2.2 *At the same time as the submission of each subsequent Reserved Matters application for all or part of the development granted in outline, an Updated Surface Water Drainage strategy shall be*

submitted to the Local Planning Authority for approval. Such strategy shall include as a minimum the details listed above at condition 2.1.

2.3 No part of the development granted in outline shall be commenced on any phase or part of any phase of the development hereby permitted unless and until the Updated Surface Water Drainage Strategy submitted with the relevant Reserved Matters application has been approved in writing by the Local Planning Authority.

2.4 Unless otherwise agreed with the local planning authority there shall be no surface water connections between plots or phases of development other than those in accordance with the connections identified and approved under item 2.1.

Reason: To prevent flooding and pollution and to ensure a holistic approach to the construction of the detailed drainage infrastructure for the site so that the drainage infrastructure which is constructed is able to cope with the foul and surface water discharges from the entire development site. This condition is imposed in light of policies set out within the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and Policies within the Warrington Borough Local Plan Core Strategy (Adopted July 2014).

Surface Water Drainage Details

4. Prior to the commencement of each phase or part phase of the development, full details for a surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles shall be submitted to and approved by the local planning authority in writing. The details for each phase must be consistent with the Updated Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition [2] above. The details shall:

- a. Demonstrate that the surface water run-off from rainfall events generated up to and including the 1 in 100 year critical storm plus climate change will not exceed the run-off to watercourse from the existing undeveloped site and following the corresponding rainfall events.*
- b. No surface water shall discharge to the existing public sewerage system, unless agreed in writing as part of the updated Foul and Surface Water Drainage Strategy pursuant to condition [2] above.*
- c. In the 1 in 100 year critical storm plus climate change event the approved drainage scheme shall demonstrate any overland flow paths on and off site do not flood dwellings or their associated residential curtilages; and*
- d. Include the measures taken to prevent flooding and pollution of the receiving groundwater and /or surface waters, including watercourses.*

No housing or other development shall be occupied for that phase until the approved surface water drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies set out within the NPPF, NPPG and the Warrington Borough Local Plan Core Strategy (Adopted July 2014).

Drainage Maintenance and Management

4. Prior to the occupation of each phase or part phase of the development, a sustainable drainage management and maintenance plan for the lifetime of the development (including a management and maintenance plan for on-site watercourses / culverts) shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.