

To: Marie-Claire Tovey
Planning

From: Melisa Brushett
Environmental Protection and Drainage

Date: 26th April 2021

Your ref: EPF/2868/20

Our ref: WK/202105906



Epping Forest District Council

Address: 177 High Road, Chigwell, Essex, IG7 6NU

Proposal: Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure. ****REVISED DESCRIPTION AND PLANS****

Having reviewed the above application I can provide the following comments:

The applicant has provided a flood risk assessment with the application and we agree with the findings in principal. **Therefore, please add a condition requiring that the development be carried out in accordance with the flood risk assessment (Flood Risk/ Foul & surface Water Management, Ref 2003690-01, Rev A, March 2021) and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.**

A management and maintenance plan for the surface water drainage has not been provided and is not yet available, further details are required. **Please add condition SCN16 requiring approval of surface water details by the Local Planning Authority prior to preliminary groundworks commencing.**

No objection to planning application in principle, subject to the approval/implementation of the requirements set out above by this team.

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