

To: Muhammad Rahman
Planning

From: Melisa Brushett
Environmental Protection and Drainage

Date: 1st April 2021

Your ref: EPF/2986/20

Our ref: WK/202112401



Epping Forest District Council

Address: 98 Westbury Lane, Buckhurst Hill, Essex, IG9 5PW
Proposal: Demolition of existing buildings and erection of a replacement mixed use building to contain an office (Use Class E(g)) and 2no. one bedroom apartments.

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

The applicant is proposing to dispose of surface water by main sewer. The opportunity of new development should be taken to further reduce the runoff entering the main sewer by incorporating sustainable drainage systems in to the drainage design. Techniques such as green roofs, rainwater harvesting and permeable paving should be given strong consideration. Further details are required. **Please add SCN16 condition 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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