

To: Muhammad Rahman
Planning

From: Trevor Baker
Environmental Protection and Drainage

Date: 4th June 2020

Your ref:

Our ref: WK/202018500



Epping Forest District Council

Address: 83 Queens Road, Buckhurst Hill IG9 5BW
Proposal: Erection of a single storey three-bedroom dwelling with green roof (renewal of EPF/2894/16 allowed on Appeal)

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

The site does not lie within an Epping Forest District Council Flood Risk Assessment Zone or a Critical Drainage Area.

I note the previous comments prevised by this team. However, in line with the drainage polices set out with the Submission Version of the Draft Local Plan which have been introduced since the previous application, I would wish to see details of the proposed green roof and how that and other likely required measures will help to achieve a reduction of the existing surface water run off rate for the site. **Therefore please add condition SCN16 requiring approval of surface water drainage details by the Local Planning Authority prior to preliminary groundworks commencing**

No objection to the planning application in principle.

m e m o