

Oldlands Farm Phase 1A
Planning Ref: BE/61/13 & BE/4/17/RES
Hanbury Properties

Planning Condition No 31

AMc/19:0172/4692
15th March 2019

Condition No 31:

Submission of plan identifying details of oil interceptors:

Unless otherwise agreed in writing by the Local Planning Authority or it is agreed between the applicants and the Local Planning Authority that no oil interceptors are required in that phase no development in a phase shall take place until a plan showing details of any oil interceptor required for that phase has been submitted to and approved in writing by the Local Planning Authority.

Such oil interceptor as may be approved shall be designed to intercept all surface water from areas to be used by vehicles and any other areas likely to be subject to contamination. The phase shall not be brought into use until the oil interceptor has been provided, and it shall thereafter be retained and maintained in a satisfactory condition. Roof drainage should not be passed through an oil interceptor.

This following statement is to support Planning Condition 31 relating to the provision of oil interceptors for Phase 1A of the Oldlands Farm Commercial development.

Oil interceptors are not considered to be required within this phase. All runoff is discharged via a sealed permeable sub base system which will provide a first treatment to runoff and improve the downstream water quality.

Runoff from parking bays will drain via permeable block paving which acts as the filter of pollutants, runoff from road areas discharging via gullies, channels and kerb drainage will discharge via a permavoid cell system to the permeable sub base; the permavoid discharge cells will be wrapped within a filter geotextile which is designed to remove hydrocarbons.

The storm water from Phase 1A is controlled and discharged to the main access road drainage. This accords with the proposals as outlined within the approved Flood Risk Assessment.

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