

SITE: Land between Newlands Cottage and Newholme, Garway Court Lane, HR2 8RE
TYPE: Discharge of Conditions
DESCRIPTION: Application for approval of details reserved by conditions 3 6 7 & 8 attached to planning permission 200470.
APPLICATION NO: 204278
GRID REFERENCE: OS 346560 222419
APPLICANT: Mr & Mrs Andrew & Suzette Burges
AGENT: Mr Dave Richards

This response is in regard to the discharge of planning conditions for this development with focus on those conditions relating to flood risk and land drainage aspects. This response builds on the submission of the following information:

- Conditions 6 & 7 - Proposed Drainage Layout (Ref: 20-01-05 01).

The relevant conditions are as follows:

Condition 6:

With the exception of site clearance and ground works no further development shall take place until details of the proposed foul and surface water drainage arrangements have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the first occupation of any of the dwellings hereby permitted.

Condition 7:

With the exception of site clearance and ground works no further development shall take place until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the first occupation of the development hereby approved.

Overall Comments:

Condition 6: Cannot be discharged.

No percolation test results, supporting calculations or groundwater level assessment have been submitted. The drainage field should be sized on an actual Vp rate, established in accordance with BS 6297

Condition 7: Cannot be discharged.

No infiltration test results or supporting drainage calculations have been submitted. The soakaway will need to be sized based on an actual measured rate. The design of the soakaway could be reconsidered by positioning a crate system which is easier to maintain.