

From: Stephen Vaughan <steve@leada.co.uk>
Sent: 15 January 2025 15:06
To: Gibbons, Kelly <kgibbons@herefordshire.gov.uk>
Cc: Meachen, Tracey <tracey.meachen@herefordshire.gov.uk>
Subject: 549 Hamwyn Joinery - 201414
Importance: High

Hi Kelly,

In terms of the drainage, the proposal is:

Foul Drainage.

There is an existing mains connection from the workshop to the mains as shown on the proposed site layout drawing. The dwelling will connect into the lateral drain part of this foul drainage. Dwr Cymru Welsh Water have not commented on this in their representation. I suspect that because the connection will be into the lateral drain that a S104 application will be required with DCWW. This is not a planning matter.

Surface Water.

The proposal is to extend the pipework that is already installed and which serves the workshop to serve the extension. The surface water then discharges into the adjacent brook. The pipework and discharge into the brook are already in place and are serving the workshop. We don't understand the need for BRE 365 compliant percolation tests because soakaways are not proposed.

If there are any other matters relating to this application, please contact me. My client has mentioned a query from the case officer (Tracey) about acoustics between the workshop and the extension, but didn't have a letter or paperwork to back this up. There is an existing masonry cavity wall between the workshop and the extension and the connecting door shown on the plans will either be blocked up or will be an acoustic door with acoustic seals, as well as being a 60mins fire compartment door.

Just to confirm, our client has granted the requested EOT.

Regards,

[STEPHEN VAUGHAN](#) DIRECTOR

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