

Arun District Council
Planning Department
For the attention of Case Officer: Mr S Davis

Acknowledgement of Conditions Re – AW/148/13
(Building Control–AW/44/14/BR)

2. The development shall be carried out in accordance with the following approved plans: PA/SO/13/012/001, PA/SO/13/012/002, PA/SO/13/012/003 and a Tree Protection Plan Ref TPP/PE/136/13.

Amendment of window and door locations - front door position now at 90 degree to original position, small window (hallway) window (utility room) and rear patio double doors (lounge) (Amendments shown on Building Regulation Plans for approval – In the process of being submitted via Plan Drawing Service).

3. Schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed building to be submitted and approved by the Local Planning Authority

Marley red concrete roof tiles and **LBC** 'Heather' bricks to be used for all elevations

4. Details of the proposed screen fences submitted to and approved by the Local Planning Authority and the dwelling shall not be occupied until such screen fences have been erected. The screen fences shall be retained so thereafter.

1.8m high, close boarded timber fences panels to be used

5. Waste and recycling materials shall be stored on the site in accordance with the details shown on the Proposed Site Layout Plan Ref PA/SO/13/012/002 and retained so thereafter.

Agreed

6 (1). Details of the proposed surface water drainage scheme to be submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Surface Water Drainage Scheme – Two alternative proposals

Layout Plans 1A and 1B with specification details attached

The proposed new building will have a total roof area of 150 square metres. There will be four rainwater downpipes, two each running from the front and the rear gutters into new subterranean 100mm sewer pipes.

1st Proposal (See Plan 1A attached)

These will feed into a soakaway 'crate type' system five metres away from the building to the rear of the site. Each crate section, measuring 1000 x 1000 x 300mm, is sufficient to drain 20 square metres of roof area and it is therefore proposed that the Soakaway will measure overall 9 metres long x 1 metre wide x 300mm deep, and set at 500mm deep (allowing a 200mm covering to finish). The drain invert levels will be 300mm deep where they enter the soakaway. The proposed installation will be sufficient for average rainfall with an additional 30% capacity for the 'exception'.

6 (2). Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

First trial pit (1000mm x 300mm x 600mm deep) was excavated, adjacent to the protected tree root line (uncultivated land), in late January. The top 100mm was heavy topsoil with the next 300mm layer being heavy subsoil and below that, clay. Although persistent rainfall made it difficult to obtain reliably accurate measurements due to run-off from surrounding higher ground levels the first test pit results show that the water table level is probably normal at 600mm deep.

On 12th February a second trial pit was excavated (in cultivated land), measuring 1000mm x 300mm by 600mm deep, ten metres east of the first and nearer to the adjacent property of Number 9. This pit was initially left empty but within 24 hours, after significant heavy rainfall, was full with water. This drained down to 75% within 3.5 hours then to 25% after a further 5 hours and was completely empty after another two hours (10.5 hours in total)

On 19th February a third trial pit was excavated (in uncultivated land), measuring 1000mm x 300mm x 600mm deep, close to the north boundary with Number 9. This pit was water filled and after 2.5 hours drained down to 75% then to 25% after a further 4 hours and completely empty after another 2 hours (8.5 hours in total).

Conclusion – The winter water table stays at approx. 600mm below ground level during normal weather conditions. Having personal local knowledge I can confirm that the non-winter water table level is below one metre during normal weather conditions.

Check Sheet Test Results attached – (See Plan 2 attached)

Finished Ground Level To Be Raised

As shown on Plans 2 and 4 the ground level near the tree root line is 350mm lower than the ground level adjacent to the existing neighbouring properties. It is intended that the outside ground level adjacent to the proposed new dwelling will be raised by 200mm between the dwelling and the tree root line at the conclusion of the project. This should be taken into account in relation to the proposed soakaway and pipe depths option, if used.

Alternative - 2nd Proposal (See Plan 1B attached)

The rainwater drainage can be easily routed into the existing surface water public sewer system (150mm pipe). The nearest accessible inspection chamber, which the new system could be connected to, is located in the rear garden of 9 Nuffield Close (owned and occupied by applicant); approximately 10 metres from the new building. The sewer invert level is 800mm at this point. It is understood that the local Water Authority would require an application to connect the new pipe with the public sewer.

6 (3). No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Agreed

7 (1). No development activities shall take place unless all of the existing trees have been protected by a fence in accordance with BS5837 (2012) and Section 9, to be approved by the Local Planning Authority. Protection of Tree Root Protection Area (RPA) to be agreed in writing by the Local Planning Authority. The location and design of the temporary ground protection must be shown on the tree protection plan and detailed within an arboricultural method statement.

Ground protection must be installed before any construction activities start on site. The ground protection should consist of inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth sterile wood/bark chip), laid onto a geotextile membrane.

Tree Protection Plan Condition – Proposal (See Plan 3 attached)

The requirement for the Tree Root Area, described in the Tree Report, is recommended to be triple protected by 150mm layer of organic material covered by interlocking boarding and then protected by a 'temporary type' fence. I **propose** to completely encompass the tree root area with a 'permanent type' 1.8 metre high close boarded fence which, in itself, will prevent access by anyone or anything into the restricted area. This being the ultimate reason for the second and third stipulations being made should surely negate the need for any further protection in the area. It should be noted that the applicant / owner/occupier of No 9 will be the project manager of the entire build and will be on site throughout the project and is fully aware of the importance of this particular condition.

7 (2). Within the areas so fenced off, the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority.

Agreed.

7 (3). No trenching should occur within the protective fencing surrounding the Root Protection Area. If however there is no alternative but to locate the services then its encroachment into the Root Protection Area must be kept to a minimum and where the roots should be exposed using compressed air technology, such as the air spade to reduce damage caused by mechanical methods. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.

Agreed, but there will be no requirement for work to be carried out in the tree root area.

8. The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Agreed

9. No development shall take place until further details have been submitted to and approved in writing by the Local Planning Authority for secure covered cycle storage within the site. The cycle storage shall be provided in accordance with the approved details prior to the first occupation of the dwelling hereby permitted and thereafter retained for their designated use.

A secure cycle shed (2.4m x 1.6m) is already on site and available for use

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the dwelling shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Agreed

12. INFORMATIVE: The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works. Phone: 01243 642105.

Noted

David J.

Encs. (Original and 2 copies of each)

Plan1A – Drainage Layout to Soakaway System

Plan1B - Drainage Layout to Public Sewer (Alternative)

Plan 2 - Layout Site levels (drainage)

Plan 3 - Tree Root Protection – Proposal to Condition 7

Plan 4 - Site Levels – Cross Section

Soil Test Check Sheet

IMAGES OF MATERIALS (x3)