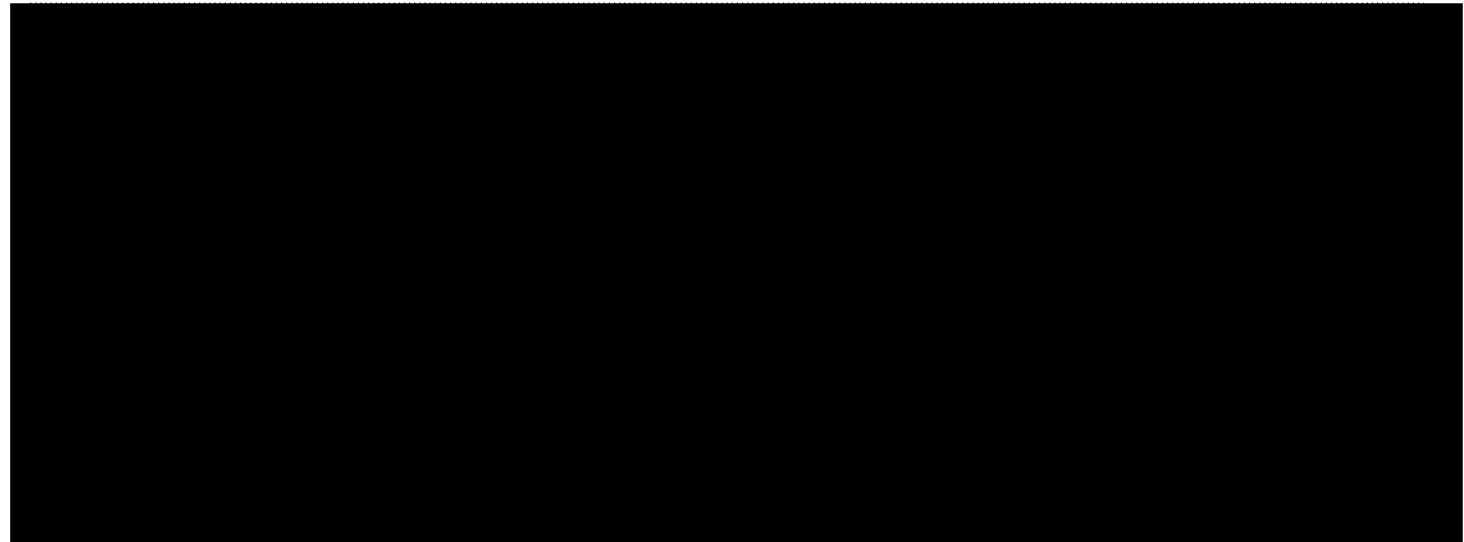
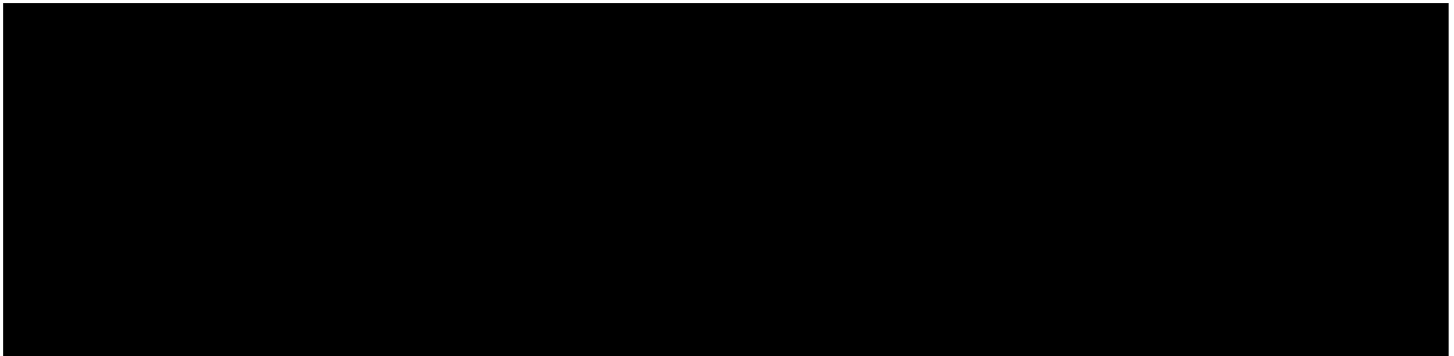




From: Lauren Willard [REDACTED]
Sent: 05 October 2018 07:23
To: Laura Gibbons
Cc: Paul Cann
Subject: EP/131/18/DOC

Dear Laura

I have spoken with Paul Cann (who I originally met on site) regarding your comments and would like to comment further;

We will not discharge any rainwater from the proposed dwelling roofs or hard landscaping into the watercourse.

We will not not discharge any rainwater from the new dwelling roofs or hard landscaping into the foul drainage system.

As you are aware Building Control who have a good knowledge of the local area have suggested that there is likely to be a gravel layer approximately 2 metres below ground. We will construct the proposed soakaway so that the bottom of it sits on this layer, to improve the infiltration. The soakaway will remain above the water table. I have suggested that the soakaway will be designed to allow for 1m³ for every 20m² of roof it would be feasible to increase this if it is felt necessary to do so.

The watercourse isn't accessible and appears to have been culverted at some point however it is hard to tell as the neighbouring properties have extended their gardens into this space somewhat and have hedges and other planting roughly where the watercourse should be. In terms of the condition imposed on the planning approval we will not be discharging to this watercourse at all so therefore are not providing any details regarding the watercourse.

The proposed planting I have suggested is all non invasive shrubs with an overall maximum height and spread of 1.5 metres. The approximate distance from the watercourse to the fully grown planting would be 1 metre.

Please do not hesitate to contact me should you require any further information.

Kind Regards

Lauren Willard



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