

[REDACTED]

Please attach as further drainage correspondence.

Finlay Gardner
Planning Officer,
Planning Department

[REDACTED]



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In response to the revised construction drawing and calculations, I can now confirm that these deal with the points relating to those particular aspects.

However, you have still not addressed the point of connection, which is critical to the scheme, whereby we need to be sure that the system you are connecting to is fit for purpose. At present, I have concerns and made some suggestions on you how to address these.

To be helpful, I suggested you look at an option of discharging to the larger ditch slightly further south. I appreciate is not in your ownership but you could always talk to the owner, and if permitted would provide an acceptable solution, just some maintenance being required to the ditch to ensure the free flow of water, (with agreement with the owner). It was only a suggestion!

If you maintain your existing point of connection, then as previously stated you need to undertake investigations to confirm whether the culvert downstream is fit for purpose and identify its discharge point (irrespective of the owner). These investigations will require a CCTV survey. The results will then need to be discussed, including any identified issues. The culvert headwall and trash screen will certainly require improvement, along with the ditch to which you are connecting too. Again, to be helpful, I spoke to the landowner, who I am sure would have no objection to your investigations but you will need to run your intentions past him.

As a result, I will not be recommending that the condition is discharged or issuing land drainage consent until such time that you have satisfied our requirements. These are not under the remit of Building Control and need to be addressed at this stage.

Regards



Dear Finlay,

Re. Arundel Residence Inn – ref. LY/10/20/DOC

We write in regard to the current application for Discharge of Condition Number 3 on the Planning Consent dated 25th.September 2017, ref. LY/10/17/PL.

As you are aware an earlier Application to discharge Condition Number 3 was refused on 20th.February 2019. The reasons for refusal at this time were stated as follows,

1. Groundwater monitoring was completed March to April, this is insufficient for this scale of development. Monitoring is required October to March inclusive.
2. Proof needs to be supplied to demonstrate that discharge to watercourse is required.
3. Insufficient details on layout plans.
4. No construction detail have been supplied.
5. The proposals are to discharge to ordinary watercourse, ordinary watercourse land drainage consent is required.
Evidence is required to be submitted to demonstrate that this consent is being sought.

We believe it would be of assistance to summarise the material which has been submitted under the current application, and to define the key information which we consider now satisfies the Condition.

Therefore as follows,

The current Application to Discharge the Condition ref. LY/10/20/DC was validated on 16th.July 2020. This application included the SUDS Drainage Statement document prepared by messrs. GTA Civils, Second Issue dated 6th.July 2020. Included in this document were the Groundwater Monitoring Results compiled by messrs. Ashdown Site Investigations, spanning the required Winter period of October 2019 – April 2020.

OWC consent application was made on 20th.July 2020 (see item 5. Above).

Further to the application, a meeting was held on site between myself and Paul Cann, the Lead Local Flood Authority Engineer, on 6th.August.

Subsequently Paul Cann issued a query sheet to GTA Civil for further information on 14th.August.

GTA Civils responded to Paul's queries on 18th.August.

Paul subsequently raised some 4 further queries on 20th.August.

GTA Civils have issued further details to-day which address these queries.

It is noted that GTA Civils have responded quickly to Paul Cann's queries as, we understand he is on leave as from to-day.

We will forward under separate email the latest details provided today by messrs. GTA Civils to Paul Cann prior to his departure.

We trust you will liaise with Paul to establish that he is now happy with all details.

There remains one query from Paul Cann, which is the exit position of the system in the south-west corner of the site.

Paul has suggested this could run into a ditch which is located off-site to the west of the boundary.

It is noted that this option is not within the applicants site ownership, and therefore not feasible to implement.

The system is therefore designed to discharge into an existing on-site pipeline in the south-west corner, which is within the applicants site and for which he is able to have control.

We understand this was originally provided to facilitate the wider development at this location.

It is noted that all this information, and the reports provided, are for the purpose of discharging Planning Condition Number 3.

The design team have worked diligently and swiftly to address all technical aspects of this application, and we consider have now resolved all relevant details.

The next stage will be to submit a Building Regulations Application, which will cover the drainage system and all other aspects of the development.

Following on from that, as the project moves into construction, all necessary remedial, repair and maintenance of the system will be undertaken by the applicant in due course.

We consider that full and detailed information and specifications have been provided to Paul Cann within the parameters of the Condition, and any subsequent details or minor queries can be resolved at the next stage of the development.

In conclusion we therefore refer to Condition 3 in the Consent dated 25th.September 2017 ref. LY/10/17/PL, as follows,

1. "Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority."

Development has not yet commenced and we consider that all details are now satisfactory.

2. "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 the CIRIA."

This criteria have been satisfied within the report by messrs. GTA Civils.

3. "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 infiltration drainage."

This criteria has been satisfied by the monitoring by messrs. Ashdown Site Investigations Ltd. and the report by messrs GTA Civils.

4. "No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed detail and the details so agreed shall be maintained in good order in perpetuity."

This is noted and will be implemented once the development is built.

Summary.

It is considered that all reports, design and technical requirements attendant to the Condition have been satisfactorily addressed and that Condition 3 should now be Approved.

It is noted that the 3 year time-limited Condition 1, as contained within the original consent will expire on 25th.September 2020.

Significant technical design and detail, extended monitoring, and significant cost has been expended to this project over the interim period of time, which demonstrate the clear intent of the applicant.

We consider this to be an important development for both my client, who is the owner and operator of the Hotel, and also for the local community and economy.

We request therefore that you Approve this Condition application at your earliest possible opportunity, in order that we do not fall foul of the expiry of the permitted timescale.

I trust all the above is clear, however do not hesitate to contact me should you require to discuss any aspect in further detail.

With kind regards,

Yours Sincerely,

Peter.

Peter Southgate.
R.I.B.A

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