

From: Richards, David
Sent: 18 February 2022 11:29
To: dt@isledesign-architecture.com
Cc: Nick Webster-Henwood
Subject: 21/03015/COND Forest View
Attachments: Approved site and location plan.pdf

Dear Daniel,

Consent, agreement or approval required by conditions 3, 4, 5, 6, 10 and 11 of planning application 20/03041/FUL

Thank you for submitting the above application and please accept my apologies for the delay in getting back to you.

Firstly the plans appear inconsistent with the red line boundary for the application and the details will need to reflect the limitations of providing the development within it. I've provided the approved site and location plan for reference.

In terms of an update on the discharge of conditions:

Condition 3 (drainage) -

The condition cannot be discharged at this point.

The soakaway for the respective dwellings appear to be located outside the red line boundary, I would expect they would remain within the curtilage (ie the private amenity space) to ensure that they are maintained by the owner.

We will need to see percolation tests to demonstrate the area chosen is suitable. The following information would be appreciated.

- Ground percolation tests to BRE-digest 365, with trial hole location plan submitted and where possible photographic evidence of tests.
- Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.
- Volume design calculations to 1-in 30-year rainfall + 30% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 – Table 25.2.
- Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

In respect of the cesspit, I would also expect this was located in a position where it can be access and maintained. Given this is to be shared between the two properties, who will own and maintain it? The plan shows the exact specification to be confirmed, I can accept this if it can be shown it is in accordance with Part H of the Building Regulations.

Condition 4 (land contamination) –

The Phase I desktop study recommends further works in Section 8 of the report. Part A of the condition can therefore be discharged at this point.

Condition 5 (boundary treatment) –

This condition cannot be discharged. The boundary treatments need to reflect the red line boundary for the approved application and the curtilages adjusted to suit.

Condition 6 (access) –

This condition cannot be discharged. The turning areas near the dwellings need to reflect the red line boundary for the approved application and the curtilages adjusted to suit. I'm mindful that the client owns the adjacent land so will allow small encroachments for highway access, for example the access widening at the site entrance and land required for turning. This does not allow extensions to the residential planning units for any other use.

Condition 10 (broadband) –

This condition cannot be discharged at this point:

If high speed broadband is available locally, the developer will need to provide a contract or invoice for the installation and confirmation of the speed that will be achieved from the network operator/supplier. If the supply infrastructure is not available locally, then come back to me with evidence to show this is not currently possible aka confirmation from one or more of the providers of broadband for that area.

Hope this makes sense, I will close the application for now but no further fee is required when you submit the requirements above.

Kind regards

Dave Richards

Principal Planning Officer

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