



PLANNING CONDITION REPORT

ERECTION OF A DWELLING IN ASSOCIATION WITH EXISTING PLANT HIRE BUSINESS

AT

**TILSONS YARD
BLACK BARN
MAIN ROAD
GEDNEY DROVE END**

FOR

MR & MRS PARNELL

Job No. SE-1111

April 2021

This report is prepared to support the condition clearance application in connection with approval H06-0772-19. The details and comments are included sequentially below:

1. Noted
2. Noted
3. Material Schedule:



- Light Grey Stone where indicated with dotted hatch on submitted drawings



Walls and roof to be only corrugated anthracite grey cladding

Grey Aluminium Windows and Doors and rainwater goods

4. Please enclosed submitted elevations
5. Please see submitted drawing SE-1111-1000B
6. Please see submitted drawing SE-1111-1000B to be read in conjunction with:

FOUL DRAINAGE

To BS8301, lay 100mm dia. PVCU foul drain runs @ 1:60 fall & 100mm dia. PVCU storm drain runs @ 1:80 fall. All PVCU pipes and fittings to comply with BS4660 to be laid on 100mm pea gravel bed. Back fill drain excavation with pea gravel to a level of 100mm above the pipe. Where pipes pass through external walls provide 100mm x 65 mm pre-stressed concrete lintels to support walls above. Provide minimum 50mm clearance all-round the pipe and mask the open rigid sheet material. Provide where indicated on plans rodding eyes (RE) and 450mm nominal diameter PVCU inspection chamber complete with blanking pieces to unused connections as required. Bed inspection chamber on 100mm pea gravel and surround with grade C20P concrete, 100mm thickness. Cover to comprise 450mm internal diameter

BS497 grade 'B' cast iron cover and frame bedded in cement mortar. Drain runs serving gullies to have a minimum fall of 1:40.

A new Clearfox Nature non-electrical sewerage treatment plant is to be designed by specialist and details submitted to South Holland District Council Building Control for approval. Water output from this unit is to be discharged into field drains to be calculated further to porosity testing.

Inspection chambers with less than 1m invert to have an internal dimension of 450mm. Brick manholes with an invert up to 2.0m in depth to have internal dimensions 1200mm x 750mm and a cover 600mm x 600mm. All light weight manhole covers are to be screwed down.

Where new pipework is subject to vehicular loading and pass under the floor, the pipes are to be encased with C30 concrete with 1 layer of A142 mesh top and bottom. Wrap pipe joints using 100mm thick quilt insulation to create movement joints

SURFACE WATER

Perform soakage/percolation tests to BRE Digest 365 2016 and record the results.

Excavate a trial pit on site with the following dimensions:

Length: Between 1.0m and 3.0m

Width: Between 0.3m and 1.0m

Depth: Minimum 1.0m below invert of drain at source.

Insert timber stake into base of pit indicating marks at 250mm and 750mm above base of pit.

Fill pit with water and allow to drain. Record time taken to drain from 750mm to 250mm.

Repeat test on consecutive days to produce three sets of data.

Soakaway size and construction to be calculated and designed by specialist in accordance with BRE Digest 365 2016. Please contact Swann Edwards Architecture Ltd for further information.

Soakaway should be sited minimum 5 meters of any boundary or part of the building.

Above the surface water drainage pipe, the size of the granular material to be gradually reduced until the surface of the granular material at 500mm below the ground surface can be blinded with sand and a sheet of 1200 gauged polythene before covering with topsoil. Lay 10 mm diameter UPVC rainwater drain pipe on 100 mm pea gravel bed backfilled drainage excavation with pea gravel to a height of 100 mm above ground and pipe.

7. Please see submitted contamination report from Goldfinch Environmental, please note this report concludes the need for a Phase 2 intrusive Investigation is unwarranted with a low risk. We trust this adequately responds to this condition.
8. Noted – water calculator will be provided
9. Noted and will be adhered to
10. Noted and will be adhered to
11. Noted and will be adhered to