SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/1055/92 Received:07-OCT-92 Type:CONDITION COMPLIANCE

Earlier Permission: H09/0103/92

Name: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Storm water drainage details

Location : Fishpond Lane Holbeach
Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

This permission is granted in accordance with the application submitted as revised by Drawing Nos: RMB-2448-10D and RMB-2448-11F received by the Local Planning Authority on 17 January, 1994 and Drawing No: RMB-2448-12C received by the Local Planning Authority on 25 January, 1994.

Director of Planning and Building Control Services
01-FEB-94 H09/1055/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only

Application No. H09/1055/92

Date registered 07 OCT 1992

Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. I. B. McEWAN,
47 STATION ROAD,
LONG SUTTON,
SPALDING, LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING.

Tel. No. 761856 (Contact) R. M. BOOR.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

FISHPOND LANE, HOLBEACH, SPALDING, LINCS.

OFFICE COPY

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H09/0103/92

Please complete

I attach the necessary plans and apply for approval as described below

Signed ..... Poddingtons. Date 7th October 1992.....

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓) ✓

State which details are submitted

STORM WATER DRAINAGE DETAILS.

State drawing no's relating to the current submission

RMB/2139 & 2448/10,11 & 12.

State condition no. under which this application is required

NO. 8.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by
Date Site previously inspected.

Notice posted by
Date

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG - 21/1/94

Screen now considered acceptable.

NRA, SNIDB and County Highways raise no objection.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DMG

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed [signature] 21/1/94.

Conditions/Reasons
(continue overleaf)

None.

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [x] Amended plans

(1) SN1 — dwg nos RMB - 2448 - 10D and RMB - 2448 - 11F rec'd by the LPA on the 17/1/94 and dwg no RMB - 2448 - 12A received by the LPA on 25/1/94

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer DAVID GRANT **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd 92

Registration

Reference H09/1055/92

Cross-Ref N/A

Date 08-OCT-92

Validation

TYPE C COMP

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee NIL

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 170

OS No's

Grid ref 530150 374650

Ward

Parish

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD

Inside LP area

Linked to site

Ref 959

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref
Request
Requested

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/1055/92

Type: CONDITION COMPLIANCE

Applicant: Mr I B McEwan
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Storm water drainage details

Location: Fishpond Lane
Holbeach
Spalding

Valid date: 07-OCT-92
Target dates:
To case officer 12-OCT-92
Inspected by 17-OCT-92
Extra contacts 22-OCT-92
Report if not clear by 11-NOV-92

Terminal date: 02-DEC-92
Target Committee: 18-NOV-92
Report deadline: 04-NOV-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
L.C.C ~~[illegible] 15/10/92~~ see ~~H/A/53~~ dated 27/10/92.		
No obs (see letter) JC CB 20/1/94		

SITE DETAILS

Grid ref: 536150 324680
OS Sheets: 09

Parcel:

PODDINGTONS

Architectural Design Consultants

Our ref: RMB/HJW

Your ref:

Date: 14th January 1994

For the attn. of Mr. D. Gedney

South Holland District Council,
Planning Dept.
Priory Road,
Spalding, Lincs.

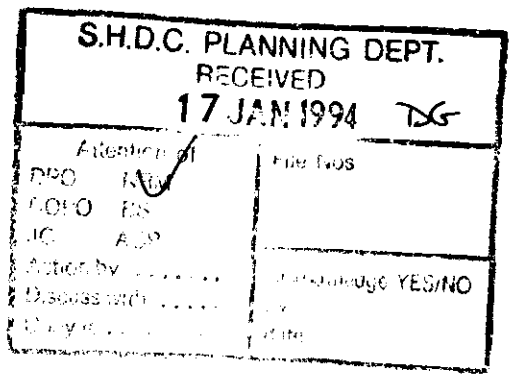
Dear Sirs,

PROPOSED DEVELOPMENT AT FISHPOND LANE, HOLBEACH, FOR MR. I.B. McEWAN

Further to your letter dated 28th May 1993, we enclose one copy each of our drawings 2448/10D and 11F, showing the latest drainage system for the site, together with copies of Anglian Water and Highways approval of same.

Yours faithfully,
Poddingtons,

R.M. BOOR



enc.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218
VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

COUNTY OFFICES
NEWLAND · LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS & PLANNING DEPARTMENT
4th Floor, City Hall, Beaumont Fee, Lincoln LN1 1DN
Telephone (0522) 552222 Fax (0522) 553149

Director: J. Emmerson

Your Ref: RMB/HJW
My Ref : MH/DEVT/2/JP

Poddingtons
43 Double Street
SPALDING
Lincolnshire
PE11 2AA

For further information contact
Mr M Heaton
Telephone Lincoln (0522) 553113

10 January 1994

Dear Sirs

RESIDENTIAL DEVELOPMENT AT FISHPOND LANE, HOLBEACH

Thank you for your letter dated 15 December 1993 together with the enclosed amended drawings and letter for Anglian Water Services Ltd for the above named site. I can now confirm that the highway details for this site are now acceptable according to Drawing Numbers:-

RMB-2448/10D, 11/F, 12/C and 2139

I would inform you that the Bond required in support of a Section 38 Agreement for the Adoption of the roads on this development is £19,300.

I would be grateful if you could forward the following details:-

1. Your clients full name (Christian and Surname) and registered office address.

2. Written confirmation that he agrees to the Bond figure of £19,300 with a Development Road Fee of £1,600.

3. The name and address of the Bank or approved Insurance Company which will guarantee this Bond.

4. The name and address of the solicitors who will act for your clients in this matter.

5. Six uncoloured copies of Drawing No. RMB-2448-11-F for inclusion in the Section 38 Agreement.

This approval refers to highway requirements only and should not be taken to imply consent under planning legislation, building regulations or to satisfy the requirements of the Drainage Authority. Necessary consent should be obtained through the District Council.

Also, the surface water drainage system on this development has been designed and approved as a surface water sewer and as such will be adopted by Anglian Water Services Ltd with the gullies and connections being adopted by the Highway Authority.

Yours faithfully

Director of Highways & Planning

15148.d41

Anglian Water

Anglian Water
Services Limited

P.O. Box 62
Waterside House
Waterside North
Lincoln LN2 5HA

Telephone 0522 557000
Facsimile 0522 557992

Our ref A G Hagues
AGH/T8/13/6/
Your ref JS
RMB/HJW

6 December 1993

Poddingtons
43 Double Street
Spalding
Lincolnshire
PE11 2AA

Dear Sirs

SECTION 104 AGREEMENT, FISHPOND LANE, HOLBEACH

Thank you for your letter and enclosures dated 21 October 1993 regarding the adoptable drainage at the above.

I can confirm that the runs indicated on the enclosed drawing may be included within the Adoption Agreement. The lateral drains from the road gullies to the surface water sewers will not be included and therefore you should seek adoption from LCC Highways.

The lateral drains from the roof surface water and foul laterals will remain in private ownership.

Surface water manhole S11 to S12 will not be included within our agreement because a part of the run is in private land.

The minimum pipe diameter from S15 to interceptor No.2 will be 150mm diameter.

It is acceptable for the connections into F2 to have external backdrops.

Registered in England No 2366656
Registered Office:
Anglian House Ambury Road
Huntingdon Cambridgeshire PE18 6NZ

If the watercourse that the proposed surface water will discharge into is in ownership of anyone other than the developer. I shall require proof that the present owner has allowed this discharge to take place. When you are in a position to proceed with the agreement. I shall require the following details:

1. Name and address of developer.
2. Name and address of developer's solicitors.
3. 4 no copies of the drainage layout and sections indicating the adoptable lengths of foul in brown and the surface water in blue
4. Estimated cost of the adoptable works.
5. Anticipated starting date and duration of construction of adoptable works.

Yours faithfully

P Laws

Philip Laws
Customer Services Manager

PODDINGTONS

Architectural Design Consultants

Our ref: RMB/HJW

Your ref:

Date: 29th September 1993

For the attn. of Mr. D. Gedney

South Holland District Council,
Planning Dept.
Council Offices,
Priory Road,
Spalding.

Dear Sirs,

CONDITION COMPLIANCE APPLICATION H09/1055/92 - STORM WATER DRAINAGE DETAILS FOR FLATS AT FISHPOND LANE, HOLBEACH FOR MR. I.B. McEWAN

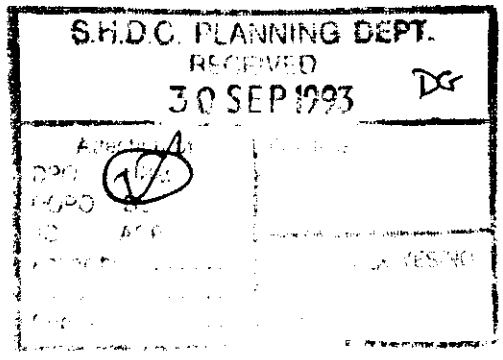
Further to your letter dated 24th September 1993, we confirm that discussions are taking place between ourselves, A.W.A. and N.R.A. with a view to integrating the water from the roof and roads into one system so that the A.W.A. can adopt it.

We are also amending the plan to accommodate drainage from application no. H09/0658/93.

As soon as an agreement has been reached with the A.W.A. details will be forwarded to you.

Yours faithfully,
Poddingtons,

R.M. BOOR



Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

Messrs Poddingtons
43 Double Street
Spalding
Lincs

Mr I M Rodney

DMG/LAC
H09/1055/92
TAP/IJA

24 September 1993

Dear Sirs

Condition Compliance Application H09/1055/92 - Storm Water Drainage Details, Flats, Fishpond Lane, Holbeach (Mr I M McSwan).

I refer to my letter dated the 12 March 1993 (copy enclosed) and wonder whether you have yet received a letter of approval from Anglian Water.

I also inform you that if no response is received within the next 14 days, then the application will be non-determined.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

enc

Messrs Boddingtons
43 Double Street
Spalding
Lincolnshire

D M Gedney

DMG/SJC H09/1055/92

TAP/LJA

28 May 1993

Dear Sirs

Condition Compliance Application H09/1055/92
- Storm Water Drainage Details - Flats : Fishpond Lane, Holbeach -
(Mr I B McEwan)

I refer to my letter, dated 12 March 1993, (copy enclosed) and wonder whether you have yet received a letter of approval from Anglian Water.

I look forward to your response in due course.

Yours faithfully

N R Midlen
Principal Planning Officer
(Development Control)

Enclosure

Messrs Peddinghaus
43 Double Street
Spalding
Lincs

Mr D M Gedney

DMG/LAB
H09/1055/92
TAP/LJA

12 March 1993

Dear Sirs

Condition Compliance Application H09/1055/92 - Storm Water Drainage Details - Flats At Fishpond Lane, Holbeach (Mr I S McEwan).

Thank you for your letter dated the 3 March 1993 in respect of the above.

It is noted that you have now had discussions with Mr Briggs of the Highway Authority and also with Anglian Water and that it was agreed that the latter would adopt the storm water drainage system.

Pursuant to the above, therefore, I look forward to receipt of the letter of approval from Anglian Water, so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

PODDINGTONS

Architectural Design Consultants

Our ref: TAP/LJA

Your ref:

Date: 3rd March 1993.

South Holland District Council,
Planning Department,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

CONDITION COMPLIANCE APPLICATION H09/1055/92.

STORM WATER DRAINAGE DETAILS - FLATS AT FISHPOND LANE, HOLBEACH, FOR: MR. I. B. McEWAN.

Thank you for your letter dated 26th February, in respect of the above.

We have had discussions with Mr. Briggs of the Highways Authority and with Anglian Water.

Following these discussions it was agreed that Anglian Water would adopt the storm water drainage system.

We will forward a letter of approval from Anglian Water as soon as it is to hand.

Yours faithfully,
Poddingtons,

T. A. PRIDMORE.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 4 MAR 1993 DG
Attention of
DPO NEM
DOPO SS
JC ACP
action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore

c.c. Mr. I. B. McEwan.

Messrs Poddingtons
43 Double Street
Spalding
Lincs

F.A.O. Mr R M Boor

Mr D M Gedney

DMG/JP/H09/1055/92

26 February, 1993

Dear Sir

Condition Compliance Application H09/1055/92 - Storm Water Drainage Details, Flats, Fishpond Lane, Holbeach

I refer to my letter dated 13 November, 1992, in respect of the above (copy enclosed), and wonder whether you are yet in a position to reply.

I also inform you that if no response is received within the next 14 days, then the application will be Non-determined.

Yours faithfully

N R MIDLEN
Principal Planning Officer

Encl.

Messrs Poddingtons
43 Double Street
Spalding
Lincs

F.A.O. Mr R M Boor

Mr D M Gedney

DMG/JP/
H09/1055/92

13 November 1992

Dear Sir

Condition Compliance Application H09/1055/92 - Storm Water Drainage Details, Flats, Fishpond Lane, Holbeach

I refer to the above application submitted by yourselves on behalf of Mr I B McEwan.

I have now had discussions with the County Highways Authority who consider the proposed surface water drainage system not entirely satisfactory. It is therefore suggested that you discuss the matter with Mr C Briggs (Tel. Lincoln 552222) and let me know the outcome in due course.

Yours faithfully

N R MIDLEN
Principal Planning Officer

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
30 NOV 1992 DG
Acknowledged
File Nos.

NRA

National Rivers Authority
Anglian Region

25th November 1992

Our Ref:GT/92/1/SH/0309

Dear Sirs

PLANNING APPLICATION NO H09/1055/92
FOR PROPOSED STORM WATER DRAINAGE SYSTEM
AT FISHPOND LANE, HOLBEACH, SPALDING, FOR MR I B MCEWAN

With regard to the above-mentioned application received on 12th November 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

We have no objections to raise, in principle, to the above-mentioned application for planning permission.

All surface water from roofs, roads and hardstanding areas should discharge to a piped positive system incorporating trapped road type gullies.

For your information, we enclose a copy of a letter dated 4th November 1992, received from South Holland Internal Drainage Board.

Yours faithfully

R F Morgan
Planning Engineer

cc
South Holland Internal Drainage Board
Marsh Reeves
Foxes Lowe Road
Holbeach
SPALDING
PE12 7PA

LMP

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN5 3TF
Tel: 0522 513100
Fax: 0522 512927

SOUTH HOLLAND Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/1055/92/JAM Your Ref. RMB/LJA Date 4 November 1992

Dear Sirs,

RESIDENTIAL DEVELOPMENT - I.B. MCEWAN
STORM WATER DETAILS - FISHPOND LANE, HOLBEACH

Thank you for your letter of the 2nd inst., enclosing details of the above project, your clients agreement in respect of the contribution due for increased flows to be discharged via the Parish Councils "Fishponds" to the Board's Brick Pits system. I also acknowledge receipt of a copy of the Parish Councils consent for the discharge of storm water to the "Fishponds".

I would confirm that subject to National Rivers Authority approval to your proposals to safeguard the "Fishponds" from any pollution risk, my Board would not wish to object to your clients project.

With regard to the contribution that will become payable upon commencement of work on site, the sum agreed will be held firm in accordance with my letter of the 5th February 1992. If payment is not received by the 5th February 1993, my Board reserve the right to reassess the sum due in accordance with the rate applicable when payment is due.

Please advise me of N.R.A. approval in due course and let me know when development is due to commence.

I am sending a copy of this letter to the Director of Planning and the National Rivers Authority in order they are aware of my observations.

Yours faithfully,

J J Ebsey.

ENGINEER TO THE BOARD

Poddingtons,
43 Double Street,
Spalding,
Lincs.

c.c. S.H.D.C.
N.R.A.

DPG

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

S.H.D.C. PLANNING DEPT.
RECEIVED
10 NOV 1992
DG

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/1055/92/JAM **Your Ref.** RMB/LJA **Date** 4 November 1992

Dear Sirs,

RESIDENTIAL DEVELOPMENT - I.B. MCEWAN
STORM WATER DETAILS - FISHPOND LANE, HOLBEACH

Thank you for your letter of the 2nd inst., enclosing details of the above project, your clients agreement in respect of the contribution due for increased flows to be discharged via the Parish Councils "Fishponds" to the Board's Brick Pits system. I also acknowledge receipt of a copy of the Parish Councils consent for the discharge of storm water to the "Fishponds".

I would confirm that subject to National Rivers Authority approval to your proposals to safeguard the "Fishponds" from any pollution risk, my Board would not wish to object to your clients project.

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Please advise me of N.R.A. approval in due course and let me know when development is due to commence.

I am sending a copy of this letter to the Director of Planning and the National Rivers Authority in order they are aware of my observations.

Yours faithfully,

J J Ebey.

ENGINEER TO THE BOARD

Poddingtons,
43 Double Street,
Spalding,
Lincs.

c.c. S.H.D.C.
N.R.A.

DPO

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/1055/92/JAM **Your Ref.**

Date 26 October 1992

Dear Sirs,

CONDITION COMPLIANCE - I.B. MCEWAN
STORM WATER DETAILS - FISHPONDS LANE, HOLBEACH

May I respectfully remind you that I am awaiting a copy of the plan and details relating to the above application you have submitted on your clients behalf.

You will be aware from the telephone conversation with my assistant Mr. Staines that the project affects my Board's interests regarding which I shall have observations to make.

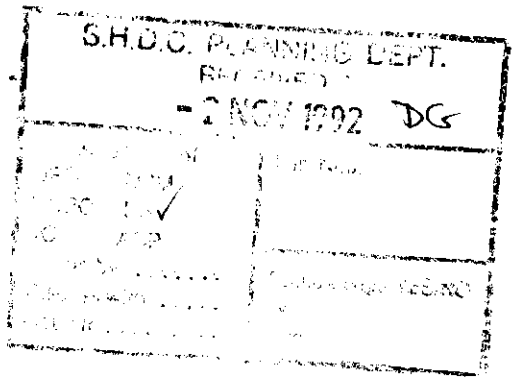
I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

Poddingtons,
43 Double Street,
Spalding,
Lincs.



Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To S.H.D.C.

Planning Reference H09/1055/92

The following are my observations upon the enquiry under the reference quoted above:—

Fishpond Lane Holbeach.

The surface water drainage system as shown on these plans ~~to~~ are not acceptable and details have yet to be approved.

However the outfall is acceptable from a highways point of view.

Date 22/10/92

Signed ..... Director of Highways and Planning

PODDINGTONS

Architectural Design Consultants

Our ref: RMB/LJA

Your ref:

Date: 7th October 1992.

South Holland District Council,
Planning Department,
Council Offices,
Priory Road,
Spalding, Lincs.

SOUTH HOLLAND D.C.
PLANNING DEPT.
07 OCT 1992
REF 1065/92

Dear Sirs,

PROPOSED RESIDENTIAL DEVELOPMENT AT FISHPOND LANE, HOLBEACH,
FOR: MR. I. B. McEWAN.

APPLICATION REFERENCE: H09/0103/92.

We enclose Condition Compliance application in respect of the above.

Please note that plans relating to the storm water discharge into adjacent ponds have been sent to the NRA and will be forwarded to the S.H.I.D.B. shortly.

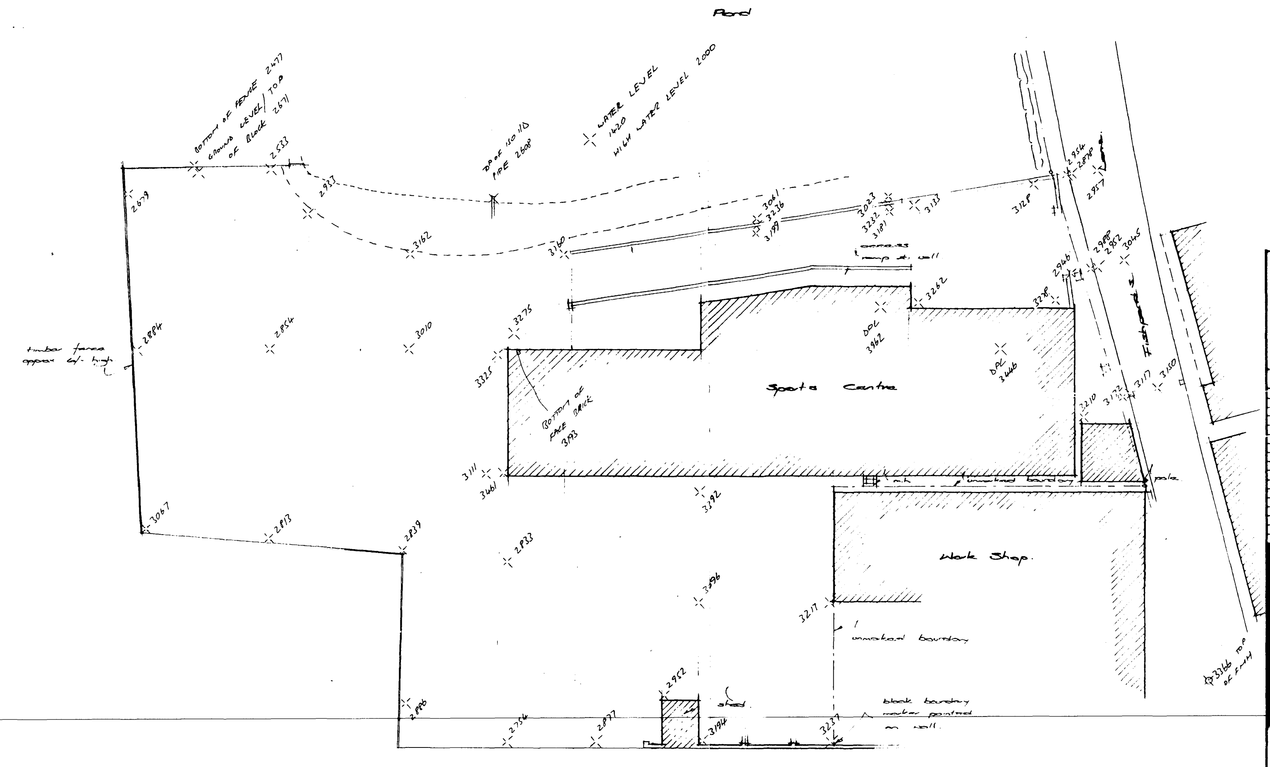
Yours faithfully,
Poddingtons,

R. M. BOOR.

ENC.

Poddingtons,
43 Double Street,
Spalding,
Lincs. PE11 2AA
Tel: 0775 761856
0775 768296
Fax: 0775 710218

VAT Reg. No. 107 0605 13
Principal: T.A. Pridmore



CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
43 Double Street,
Spalding,
Lincs, PE11 2NA
Telephone:
Spalding (01775) 61826
AR396
architectural design consultants

project

SOUTH HOLLAND D.C.
PLAN. DEPT.
07 OCT 1992
REF 1055/92

drawing
Layout of Sparta Centre Site
Ashyard's Lane, Holbeach.

scale	drawing no
1:250	2139
date	drawn
May 1992.	checked

STREET LIGHTING

⊕ DENOTES LOCATION OF STREET LIGHT S NO IN TOTAL
STREET LIGHTS TO BE TO L.C.C. SPECIFICATION 4/11/1/07

GIVE WAY

GIVE WAY MARKINGS & SIGNAGE TO BE AGREED ON SITE WITH L.C.C. HIGHWAYS INSPECTOR.

SITE ENTRANCE

SITE ENTRANCE TO HAVE MINIMUM (FROM BACK OF EXISTING HIGHWAY TO EDGE OF 6m RADIUS) TO BE TO HIGHWAYS CONSTRUCTION IN HATCHED REGION

FOOTPATH TO BE PROVIDED ON ONE SIDE OF ACCESS & TO BE 1800mm WIDE. WHERE PRACTICABLE PAVIOR 121 x 30 CONCRETE KERBS TO LINK UP FOOTPATH ON ADJOINING LAND & MANHOLES. TRANSITS TO BE

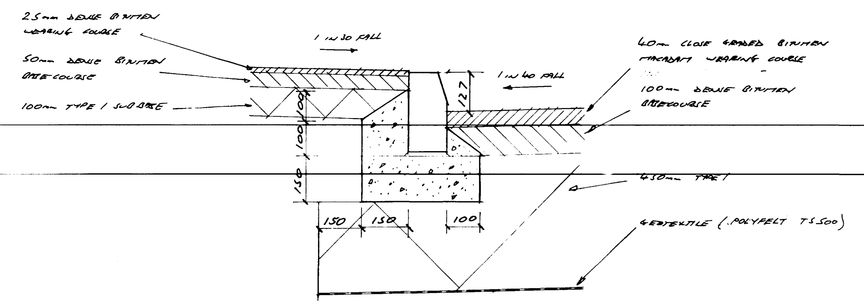
25mm DENSE BITMEN WEARING COURSE ON
50mm DENSE BITMEN BASECOURSE ON
100mm TYPE 1 SUB BASE
TO ROAD SIDE PAVIOR 226 x 113 HALF SUNKEN KERBS ON
337 x 170 15/20 n/mm²/m CONC & MANHOLES. TRANSITS TO BE
60mm CLOSE GRADED BITMEN MACADAM. WEARING COURSE.
100mm DENSE BITMEN BASE COURSE ON
450mm TYPE 1 SUBBASE ON GEOTEXTILE (POLYFELT TS100)

PAVIOR INVERT/ PEDESTRIAN CROSSING/ TACTILE PAVING AT END FOOTPATH WITH 2 KERBS 113 x 113 x 900mm LONG WITH RAISED UPSTAND OF 25mm ABOVE THE ROAD, TO EITHER SIDE OF FLAT KERBS. PAVIOR 337 x 226 TO 113 x 113 PAVIOR KERBS

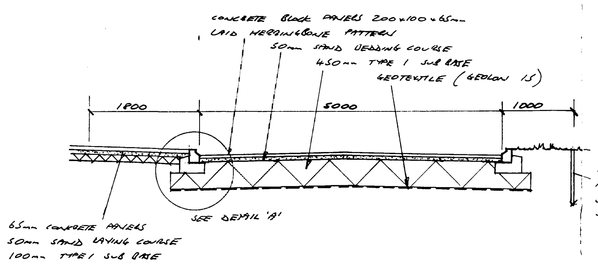
HIGHWAY DRAINAGE

MINIMUM INTERNAL SIZE 300mm/HOUR
ALL MATERIALS AND WORKS TO BE IN ACCORDANCE WITH PAGES 21, 22, 23 & 26 OF LEAFLET AND FOOTPATH 3RD EDITION

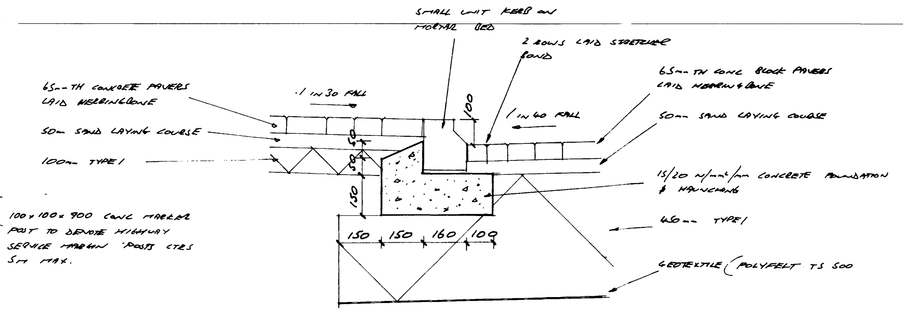
NOTE!
THE SPECIFICATION IN ALL RESPECTS SHALL BE THE CURRENT "DEVELOPMENT ROAD LAYOUT GUIDE" AND "DEVELOPMENT ROAD SPECIFICATION" REGULATIONS IN FORCE IN THE COUNTY AT THE TIME OF CONSTRUCTION.



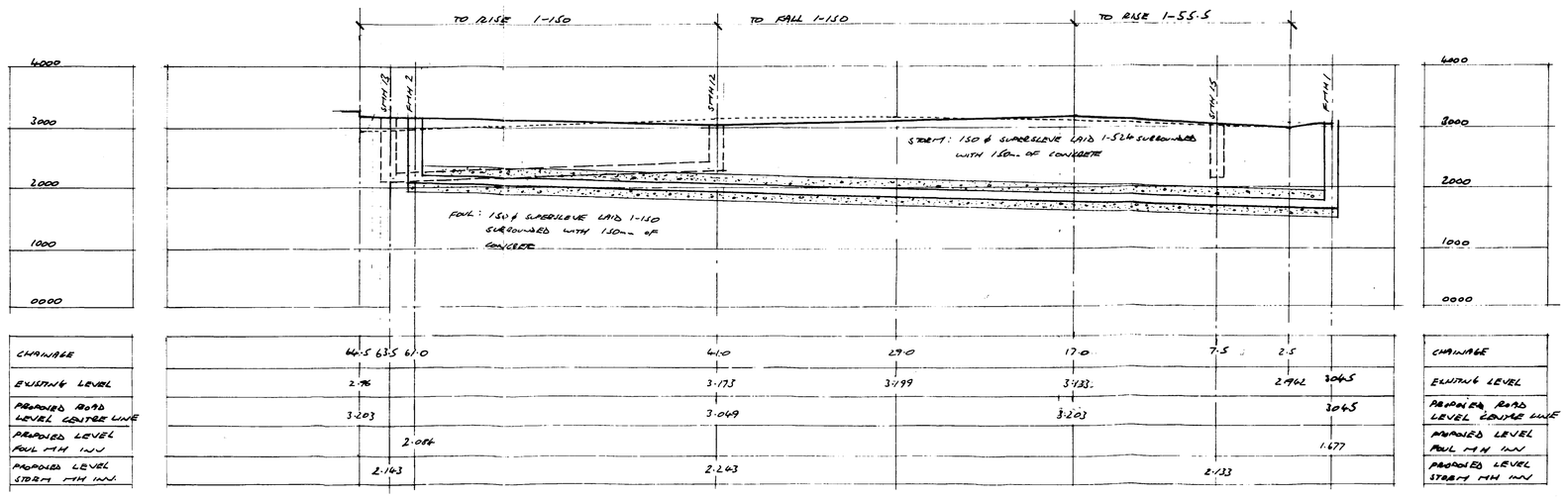
DETAIL B



SECTION B-B TYPICAL SECTION THRU' CARRIAGEWAY (LINE 1-5A)



DETAIL A



SECTION A-A LONGITUDINAL SECTION THROUGH CENTRE LINE OF ROAD & FOUL / STORM WATER SEWER. SCALE HORIZONTAL 1:200 VERTICAL 1:50

AMENDED PLAN 1.

DETERMINED PLAN

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JAN 1994

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
A	9.3.94	GF	ALT LOCATION TO 1A
B	20.5.94	GF	ALT TURNING OF SERVICE LOOP TO ADJOINING PLOT TO SUIT SITUATION
C	27.7.94	GF	ALT LOCATION OF WARNING COURSE
D	4.8.94	GF	ALT LOCATION OF WARNING COURSE
			BOTH FOOT PATHS WIDER ADJ TO SIDE ENTRY INLETS

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project
PROPOSED RESIDENTIAL DEVELOPMENT OFF PINMOOR LANE HOLBEACH FOR THE I. G. MORMAN

drawing
SECTION THRU' HIGHWAYS & DRAINAGE

scale	drawing no.
AS SHOWN	RMS-2648-10
SEPT 92	A B C D
	checked

SUMMIT

LEGEND

- PROPOSED STORM DRAINAGE
- PROPOSED FOUL DRAINAGE
- FOUL MH FOR ADOPTION BY A.W.A
- PRIVATE FOUL MH
- STORM MH FOR ADOPTION BY AWA OR HIGHWAYS
- PRIVATE STORM MH
- STREETLIGHT TO L.C.C. HIGHWAYS SPECIFICATION.

WHERE DRAIN RUN SHOWN MARKED PEA GRAVEL SURROUND TO PIPES TO BE ENCASED IN TERRAM OR SIMILAR GEOTEXTILE AS A PRECAUTION AGAINST ROOT INGRESS

PRIVATE MANHOLES

TO BE AS SCHEDULED & AS FOLLOWS

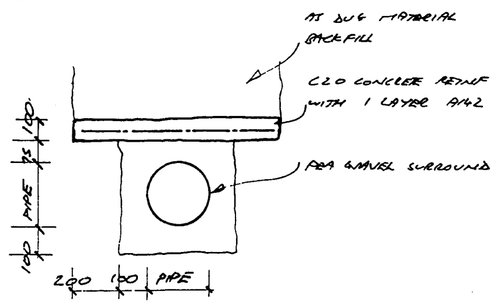
450 ø PVC I.C. TO BE AS MANUFACTURED BY ALMA. CLASS C CAST IRON COVER & FRAME BY ALMA. I.C. TO BE INSTALLED WITH 100 mm OF PEA GRAVEL BED & SURROUND.

REMAINING MANHOLES TO BE CONSTRUCTED USING MILTON PRECAST CONCRETE SECTIONS THESE TO BE SET ON 150 mm TH C20 CONC BASE & HAVE 150 mm TH C20 CONC SURROUND. CHANNELS CAN BE CLAY OR PVC WITH CONCRETE BENCHING. COVERS TO BE AS MANUFACTURED BY GLYNWED BRIDGEHOUSE, LIST NOS AS IN SCHEDULES & TO SIT ON HEAVY DUTY COVER SLAB.

PRIVATE DRAINS

FOUL DRAINS WHERE UNDER ROAD TO BE SLEEVED, FLEXIBLE JOINTED WITH 150 mm CONC BED & SURROUND, ELSEWHERE TO BE 100 mm PEA GRAVEL BED & SURROUND. FOUL DRAINS TO BE 100 ø WHERE PIPE GRADIENT NOT SPECIFIED. UNLESS OTHERWISE SPECIFIED ALL PIPES TO BE LAID AT A MINIMUM GRADIENT OF 1 IN 40 AND A MAXIMUM GRADIENT OF 1 IN 12.

STORM DRAINS TO BE FLEXIBLE JOINTED MUPVC OR PVC (SEE SCHEDULE). WHERE CLAY DRAINS ARE SPECIFIED & PASS UNDER ROAD OR CAR PARK ENCASE IN 150 mm CONC. WHERE PVC DRAINS SPECIFIED & PASS UNDER CAR PARK AREA PROVIDE REINF CONC BRIDGING OVER.



ELSEWHERE PROVIDE 100 mm OF PEA GRAVEL BED & SURROUND. SEE SEPARATE DETAIL FOR OUTFALL PIPE INTO POND.

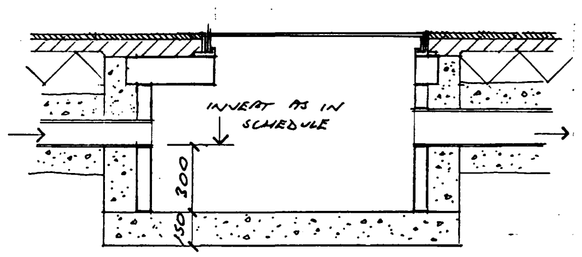
ROAD CONSTRUCTION

THE SPECIFICATION IN ALL RESPECTS SHALL BE THE CURRENT "DEVELOPMENT ROAD LAYOUT GUIDE" AND "DEVELOPMENT ROAD SPECIFICATION" PUBLICATIONS IN FORCE IN THE COUNTY AT THE TIME OF CONSTRUCTION. VISIBILITY SPLAYS APPROX 2 x 55 m.

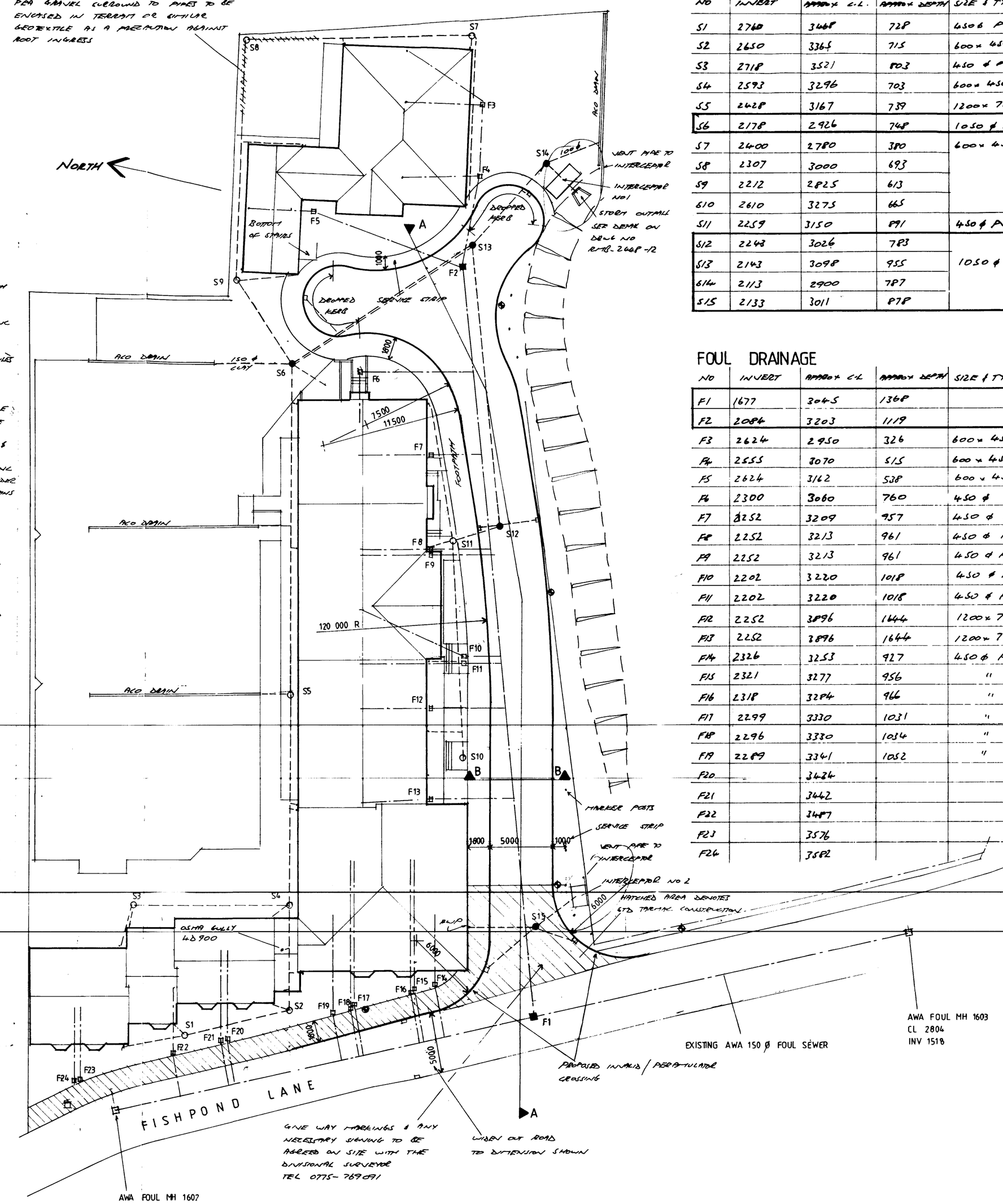
EXISTING DRAINS

EXISTING FOUL & STORM MH & DRAINS TO BE UNCOVERED UP. EXISTING FOUL SEWER CONNECTION TO BE SEALED OFF TO SATISFACTION OF AWA.

INTERCEPTORS TO BE AS MANUFACTURED BY FIBRES CONSER INTERCEPTOR NO 1 TO BE BGX1 WITH A WORKING CAPACITY OF 16·3l/s & UNIT NO 2 TO BE BGX2 & BOTH TO HAVE COVER SLABS & SURROUNDS DESIGNED BY ENGINEER. COVER REF NO S145 AS MANUFACTURED BY GLYNWED BRIDGEHOUSE. 75 mm ø BLACK PVC VENT PIPES TO BE FIXED TO 4 NO STEEL SUPPORT POST. TERMINATE VENT PIPE WITH BIRD CAGE 2 m ABOVE GROUND LEVEL. OUTFALL INVERT OF DRAIN FROM INTERCEPTOR NO 2 TO BE 2.000 AOD NEWLYN & OUTFALL SURROUND TO BE UNIFORM TO THAT FOR INTERCEPTOR ONE BUT WITH 150 ø OUTLET. DRAIN FROM S15 TO OUTFALL TO BE 150 ø



STORM MH S6 (CATCH PIT)
" " S14 SIMILAR.



STORM DRAINAGE

NO	INVERT	APPROX C.L.	APPROX DEPTH	SIZE & TYPE MH.	COVER TYPE	OTHER
S1	2760	3468	708	450ø PVC	PERMEATION DUTY AS SUPPLIED WITH I.C	
S2	2650	3364	715	600 x 450 CONC	S146	
S3	2718	3521	803	450 ø PVC	PERMEATION DUTY AS SUPPLIED WITH I.C	
S4	2593	3296	703	600 x 450 CONC	S146	
S5	2428	3167	739	1200 x 750 CONC	S145	
S6	2178	2926	748	1050 ø CONC	750 x 750 GRADE A	SEE NOTE 1
S7	2400	2780	380	600 x 450 CONC	S146	SET COVER IN 1200 x 1050 x 100 TH CONC SLAB
S8	2307	3000	693			
S9	2212	2825	613			
S10	2610	3275	665			
S11	2259	3150	891	450 ø PVC	PERMEATION DUTY AS SUPPLIED WITH I.C	
S12	2248	3026	783	1050 ø CONC	750 x 750 GRADE 'A'	SEE NOTE 1
S13	2143	3098	955			
S14	2113	2900	787			
S15	2133	3011	878			

FOUL DRAINAGE

NO	INVERT	APPROX C.L	APPROX DEPTH	SIZE & TYPE MH	COVER TYPE	OTHER
F1	1677	3045	1368			SEE NOTE 1
F2	2084	3203	1119			
F3	2624	2950	326	600 x 450 CONC	S146	
F4	2555	3070	515	600 x 450 CONC	S146	
F5	2624	3162	538	600 x 450 CONC	S146	
F6	2300	3060	760	450 ø PVC		
F7	3252	3209	957	450 ø PVC	PERMEATION DUTY AS SUPPLIED WITH MH	SURROUND I.C IN 100 mm C20 CONC IN LIEU OF PEA GRAVEL
F8	2252	3213	961	450 ø PVC		
F9	2252	3213	961	450 ø PVC		
F10	2202	3220	1018	450 ø PVC		
F11	2202	3220	1018	450 ø PVC		
F12	2252	3896	1644	1200 x 750 CONC	S622	
F13	2252	3896	1644	1200 x 750 CONC	S622	
F14	2326	3253	927	450 ø PVC	PERMEATION DUTY AS SUPPLIED WITH MH	SET COVER IN 750 x 750 x 100 TH CONC SLAB.
F15	2321	3277	956	"		
F16	2318	3284	966	"		
F17	2299	3330	1031	"		
F18	2296	3330	1034	"		
F19	2289	3341	1052	"		
F20		3436				
F21		3462				
F22		3487				
F23		3576				
F24		3582				

MH-MH	DIST m	FALL 1 IN	PIPE ø & MAT'	OTHER
1-2	9·0	1-100	100 ø PVC	
2-4	8·5	1-150	150 ø PVC	
3-4	12·5	1-100	100 ø PVC	
4-5	17·5	1-106	150 ø PVC	
5-6	26·5	1-106	225 ø PVC	
7-8	18·5	1-200	100 ø PVC	
8-9	19·0	1-200	100 ø PVC	
9-6	8·5	1-250	150 ø PVC	
10-11	18·0	1-300	150 ø PVC	ENTER S11 @ 2550
11-12	4·0	1-250	150 ø CLAY	CONC SURROUND
12-13	23·0	1-230	225 ø CLAY	CONC SURROUND
6-13	17·5	1-500	2/225 ø CLAY	CONC SURROUND
13-14	9·0	1-300	300 ø CLAY	CONC SURROUND
14-OUTFALL				

SEE NOTE 1

MH-MH	DIST m	FALL 1 IN	PIPE ø & MAT'	OTHER
3-4	6·0	1-80	100 ø CLAY	
4-2	7·5	1-80	100 ø CLAY	EXTERNAL CHECKAGE INV OF RODDING POINT 2461
6-2	13·0	1-80	100 ø CLAY	
2-1	61·0	1-150	150 ø CLAY	SEE NOTE 1

NOTE 1 THESE MH & DRAIN RUNS TO BE ADOPTED BY AWA AND AND / OR LCC AND TO BE CONSTRUCTED AS PER SEWERS FOR ADOPTION PUBLICATION 3RD EDITION

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
D	22·7·93	RJ	REMOVAL ROAD 1 AND DRIVE re-routed in one layout & ADD PARKING &
E	8·10·93	RJ	TREE ZONE WITH STAR IS & PAD NOT TO BE EVER DAY MARKING & STRUCTURE
F	23·12·93	RJ	ADD MH 6 & CHANGE S11 TO MH ADOPTABLE & PVC TO C100 & PVC

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project: PROPOSED RESIDENTIAL DEVELOPMENT OFF FISHPONDS LANE HOLBEACH FOR MR I. G. MCELWAIN

drawing: SITE PLAN, ROADS & DRAINAGE

scale: 1-200

drawing no.: RMB-2648-V

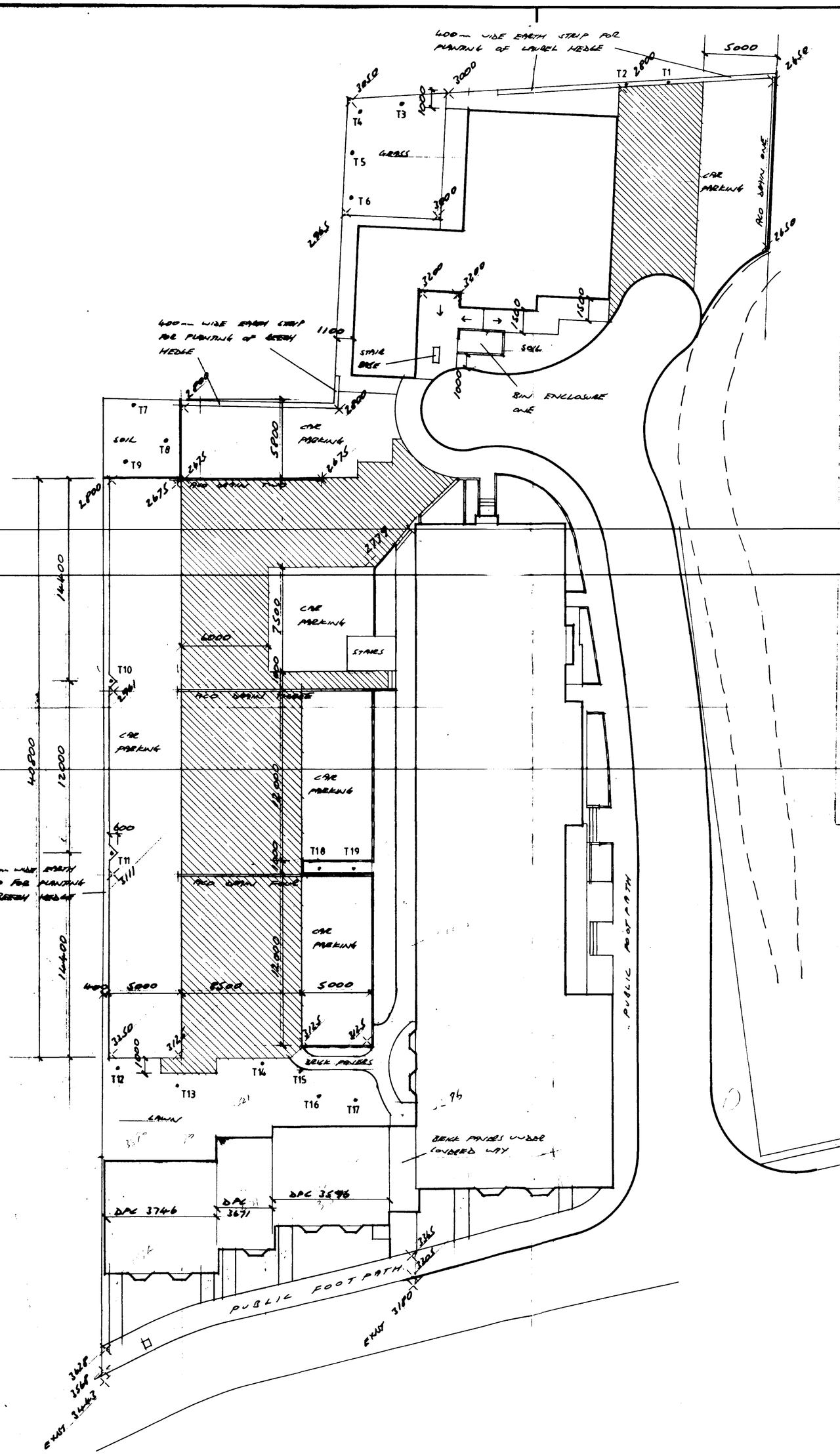
DEF

RJ

checked

SEPT 93

S.H.D.C. PLANNING DEPT. RECEIVED 17 JAN 1994 Application Nos. Development Proposed Use Existing Use Site Area Density Parking Spaces Applicants Address Agents Address Comments Date Stamped



LEGEND

TARMAC

CAR MARKING — BLOCK PAVERS SPECIFICATION ONE COLOUR -

BLOCK PAVERS SPECIFICATION TWO COLOUR - TO MATCH HIGHWAYS PAVEMENT.

MARSHALLS KEYLOCK KL.

BLOCK PAVING SPECIFICATION ONE

MARSHALLS 65mm TH RECTANGULAR INTERLOCKING CONCRETE BLOCKS (KEYLOCK) LAID HERRINGBONE PATTERN ON 65mm TH UNCOMPACTED SAND (50mm TH COMPACTED THICKNESS) ON MIN 200mm TH ENGINEERED TYPE 1 ON GEOTEXTILE. PROVIDE SOLDIER COURSE TO PERIMETER OF BLOCKWORK WHERE ABUTTING EARTH STRIP & TARMAC, SET ON CONCRETE BASE C/W HAUNCHING TO ROAD EDGE ARRISMANT TO BLOCK PAVERS.

BLOCK PAVING SPECIFICATION TWO

MARSHALLS 65mm TH RECTANGULAR INTERLOCKING CONCRETE BLOCKS (KEYLOCK) LAID HERRINGBONE PATTERN ON 65mm TH UNCOMPACTED SAND (50mm TH COMPACTED THICKNESS) ON MIN 100mm TH TYPE 1. WHERE ABUTTING EARTH, TARMAC, BOUNDARY FENCE PROVIDE SOLDIER COURSE OF BRICKWORK SET ON CONCRETE BASE C/W HAUNCHING TO ROAD EDGE ARRISMANT TO BLOCK PAVERS.

ACO DRAIN

ACO DRAIN 1,2,3&4 TO BE MW100 WITH ARMOUR SLOTTED GALV STEEL GRATING LOAD CLASS C250

TARMAC

TARMACADAM AREAS TO CONSIST OF 25mm DENSE BINDER WEARING COURSE ON 50mm DENSE BINDER BASE COURSE ON MIN 150mm CONSOLIDATED TYPE 1 ON GEOTEXTILE

WHERE ROAD'S ARRISE EDGE ABUTMENT WITH 180x150 PRECAST CONC KERBS ON 250x 75 C20 CONC FOUNDATION C/W HAUNCHING

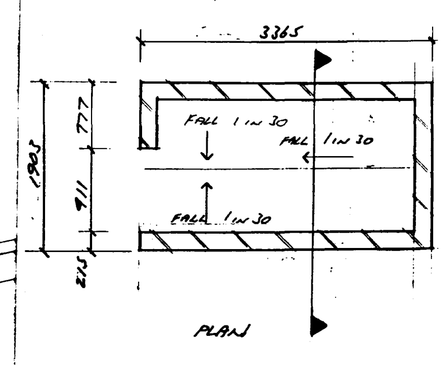
LANDSCAPING

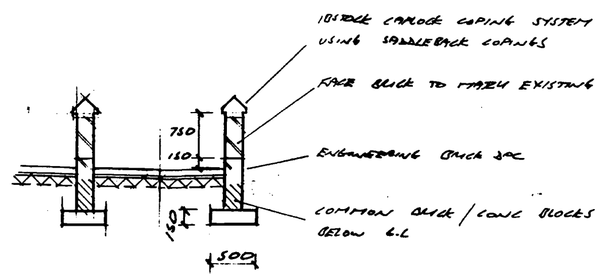
PROVIDE BEECH & LAUREL HEDGE TO AREAS AS NOTED

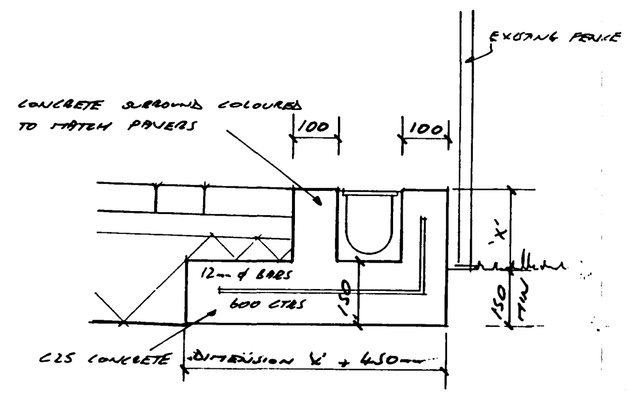
PLANT 19 NO TREES IN LOCATION NOTED

HAWTHORN	TREE T2,4,5,10,11, & 16.
FIELD MAPLE	TREE T7,14,15 & 17
ALDER	TREE T1,3,6,8,9,12,13,18 & 19

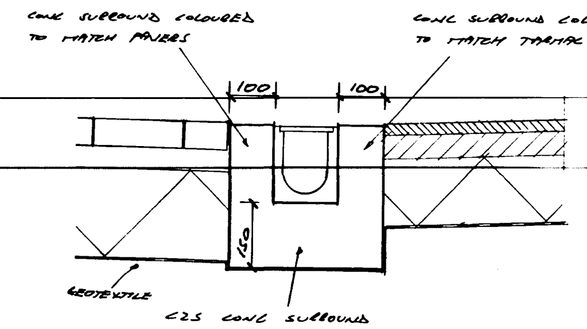
BIN ENCLOSURE ONE



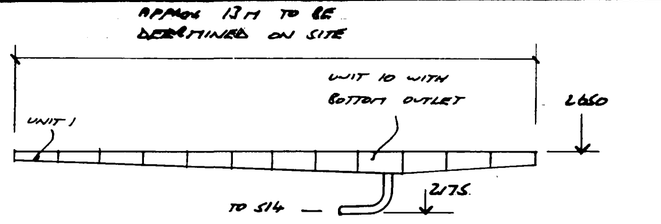




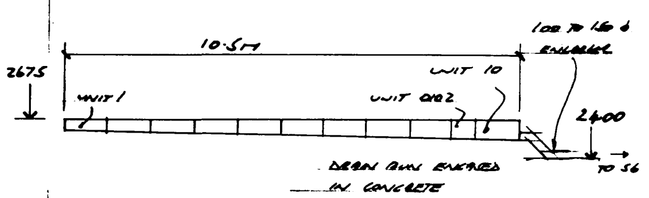
SECTION THRO' ACO DRAIN ONE THIS DETAIL IS PROVISIONAL & TO BE CONFIRMED WHEN EXACT DIFFERENCES IN LEVEL KNOWN



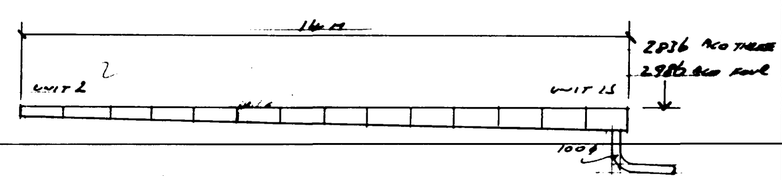
ACO DRAIN TYPICAL INSTALLATION



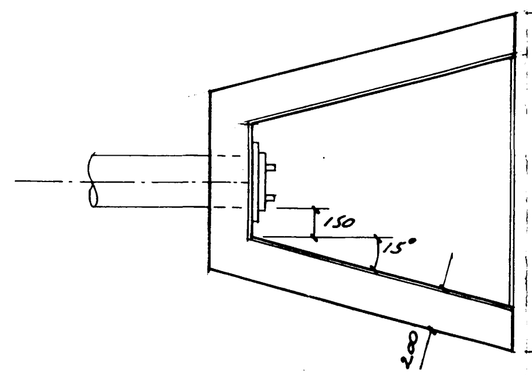
ACO DRAIN ONE



ACO DRAIN TWO



ACO DRAIN THREE & FOUR



STORM OUTFALL DETAIL

S.H.D.C. PLANNING DEPT. RECEIVED 25 JAN 1994 File Nos. 1055/93 Acknowledge TES/MD by date FOR Attention of HIGH RISE ACP

DETERMINED PLAN

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details
C	10.4.94	CJS	RE SIZE TO INCLUDE PAVE & 1 ALSO TO PURPLE 2 & 3

PODDINGTONS
Architectural Design Consultants
43 Double Street, Spalding, Lincs. PE11 2AA
Tel: 0775 761856 & 768296. Fax: 0775 710218

project: PROPOSED RESIDENTIAL DEVELOPMENT OFF FISHPOND LANE, HOLBEACH FOR MR I. B. McEWAN

drawing: EXTERNAL WORKS

scale	drawing no.
1-200	PHS-2640-12 C
OCT 93	checked

1257 3987