Tracy Miller

From: Simon Smith
Sent: 09 April 2008 09:39
To: Tracy Miller
Subject: Brodick Road, Hinckley

Tracy,

I refer to your email dated 2.4.08 regarding the noise report for the above. I have no further comments to make and the condition can be discharged.

Regards

Simon Smith
Senior Environmental Health Officer
Environmental Health

Tracy Miller

From: Dave Baker [dave.baker@travisbaker.co.uk]
Sent: 07 April 2008 17:41
To: Tracy Miller
Cc: Tom Barrows
Subject: Brodick Road, Hinckley ref: 07/01030/FUL

Tracy

I have been asked by Tom Barrows of Morris Homes to provide you with an explanation of the reasoning behind the proposed finished floor levels at the above development.

You may be aware that there is a requirement within the drainage design to provide a significant amount of surface water storage and attenuation in order to achieve a greenfield to the existing surface water sewers which pass through the area to which we have approval to connect. The existing sewer is 900mm in diameter and has very limited cover to ground level (approximately 500mm). Our connection to this sewer is via a 225mm pipe which in accordance with acceptable drainage design has to be made with pipe soffits level. Flows are controlled to the greefield rate using a hydrobrake vortex unit. The storage of the volume of surface water is achieved by the use of oversized pipes, again 900mm which are laid side by side within both of the estate roads.

Again in accordance with design practice the cover to these pipes has to generally 1.2m within the estate roads to provide adequate protection to the sewers and also avoid clashes with services. The uplift in level from the invert of the sewer to which we propose to connect is approximately 2.90m. The invert level at the point to which we propose to connect is 90.04m which gives a minimum surface level of 92.940m (our lowest finished floor level is 92.900m). You will see also that the finished floor levels do rise above this at the half length points along the estate roads. This is due to the requirement to introduce longitudinal gradients in order to provide adequate road drainage. We have kept these falls to the minimum allowed by Leicestershire County Council.

I understand that the above may be a little long winded but hopefully it provides adequate information for you. If you do need anything further please give me a call.

Regards

Dave Baker
Travis Baker Associates Ltd
T. 0121 550 8037
F. 0121 550 8047
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Please contact the sender if you believe you have received this email in error.

Please Ask For: Tracy Miller
Direct Dial/Ext: 01455 255809
Direct Fax: 01455 619897
Email: Tracy.Miller@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: CS/P/TM/07/01030/FUL
Date: 4 April 2008

Tom Barrows
Morris Homes (East Midlands) Limited
Morland House
6 Boundary Court
Willow Farm Business Park
Castle Donnington
Derby
DE74 2NN

Dear Mr Barrows

Re: Brodick Road, Hinckley

I refer to your letter and enclosures date 22 February 2008 and apologise for not responding sooner. I write to update you on the current position of the planning conditions attached to planning permission 07/01030/FUL, please see the table below:

Condition Number	Condition Requirements	Details Submitted	Comments
1	Time Limit	Not necessary to submit details	Comply with requirements of condition
2	Amended Plans	Not necessary to submit details	Comply with requirements of condition
3	Levels Details *Pre Commencement*	Details submitted – EM161/E2 received 28/02/2008	Under consideration
4	Materials *Pre Commencement*	Details submitted – EM161-08 received 28/02/2008	Under consideration
5	Landscaping *Pre Commencement*	Details submitted – MOR-BRO/08 received 28/02/2008	Waiting comments from Green Spaces Team
6	Landscaping Maintenance	Not necessary to submit details	Comply with requirements of condition
7	Noise *Pre Commencement*	Details submitted – received 10.03.2008	Waiting comments from Environmental Services
8	Cycle Parking *Pre Occupation*	Not necessary to submit details	Advise LPA when provided to enable discharge of planning condition
9	Drainage *Pre Commencement*	Details submitted – EM161/E1 received 28/02/2008	Waiting comments from Environment Agency and Severn Trent Water
10	Proximity to Sewer	Not necessary to submit details	Comply with requirements of condition
11	Ecological Appraisal	Not necessary to submit details	Comply with requirements of condition
12	Surface Water run-off	Details submitted –	Waiting comments from EA

	Pre Commencement	EM161/E1 received 28/02/2008	
13	Surface Water Storage Capacity *Pre Commencement*	Details submitted – EM161/E1 received 28/02/2008	Waiting comments from EA
14	Surface Water Sewage Capacity *Pre Commencement*	Details submitted – EM161/E1 received 28/02/2008	Waiting comments from EA
15	No gates and access width	Not necessary to submit details	Comply with requirements of condition
16	Planting etc within highway boundary	Not necessary to submit details	Comply with requirements of condition
17	Drainage *Pre Occupation*	Not necessary to submit details	Comply with requirements of condition
18	Vehicle Wheel Cleansing	Not necessary to submit details	Comply with requirements of condition
19	Routeing of construction traffic *Pre Commencement*	Confirmation of requirements requested 28/02/2008	Condition required by LCC Highways – Contact Matt Lennon on 0116 2657193 to ascertain what details he would wish to see
20	Construction Vehicle Parking	Not necessary to submit details	Comply with requirements of condition
21	Parking Provision *Pre Occupation*	Not necessary to submit details	Comply with requirements of condition
22	Shared Private Drive	Not necessary to submit details	Comply with requirements of condition
23	Surfacing *Pre Occupation*	Not necessary to submit details	Comply with requirements of condition
24	Pedestrian Visibility Splays *Pre Occupation*	Not necessary to submit details	Comply with requirements of condition
25	Visibility Splays *Pre Occupation*	Not necessary to submit details	Comply with requirements of condition
26	Travel Pack and Travel Passes	None to date to submit details	Comply with requirements of condition

May I also take this opportunity to remind you of the obligations within the Unilateral Undertaking which require attention prior to the commencement of development. I hope this clarifies the current position, should you wish to discuss further please do not hesitate to contact Tracy Miller on the above telephone number. I look forward to receiving the outstanding details in due course.

It should be noted that as of 6 April 2008 the Government has introduced new legislation which alters the procedure for the discharge of planning conditions. These changes require a fee to be paid per request for confirmation of compliance with conditions; the fee in this instance would be £85 per request, a request can be more than one condition. Any condition attached to planning permission 07/01030/FUL where details have not been forwarded will fall under the new procedures. The legislation requires the Local Planning Authority to respond within 12 weeks and failure to do so will result in a returned fee.

Yours sincerely

for Tracy Darke
Development Services and Policy Manager