Lesley Keal

From:	planning@hinckley-bosworth.gov.uk
Posted At:	26 October 2010 11:03
Conversation:	ConsulteeAccess for Planning - Application Comments (10/00671/FUL)
Posted To:	Planning Application Comments
Subject:	ConsulteeAccess for Planning - Application Comments (10/00671/FUL)

ConsulteeAccess for Planning - Application Comments (10/00671/FUL)

"Chris Brown" has used the ConsulteeAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for ConsulteeAccess comments submissions.

ConsulteeAccess for Planning - Application Comments for 10/00671/FUL "Chris Brown" you have been sent this email because you or somebody else has submitted a comment on a Planning Application to the planning department using your email address.
A summary of your comments is provided below.
Comments were submitted at 26/10/2010 11:03:05 from chris.brown@hinckley-bosworth.gov.uk
Application Summary

Application Number: 10/00671/FUL
Address:
1 Garland Lane Farm
Garland Lane
Barlestone
Leicester
Leicestershire
CV13 0JD

Proposal:
CONVERSION OF FARM BUILDINGS TO TWO DWELLINGS Case Officer:
Richard Wright
Customer Details

Name:
Chris Brown
Address:
HBBC
Comments:
The moderately high risk of pluvial flooding and the significant risk of groundwater flooding would suggest that soakaways may not be the the appropriate drainage solution. However, as

the applicant has proposed this method of suface water management the suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance or, alternatively, assembled from units of one of the newer, modular systems, comprising cellular tanks and incorporating silt traps. Design and construction of all types of soakaway will be subject to the approval of the Building Control Surveyor. Discharge to the nearby watercourse may be the more practical solution.

The septic tank proposal will require the consent of the Environment Agency and must comply with the Agency's conditions. Sufficient land area will be required to accommodate the irrigation pipe network necessary to ensure proper treatment of sewage effluent, and there must be no risk of untreated sewage liquor 'mainlining' into the watercourse. Because of the risk of high grounwater levels it may instead be sensible to consider a packaged sewage treatment plant, which requires no external treatment features other than, possibly, a reed bed or channel.

Access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet.

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