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## **PLANNING CONDITION 32 (DESIGN OF FOUNDATIONS AND LAYOUT)**

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*Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on the relevant part of the site are commenced, other than site clearance and preparation. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.*

### **FOUNDATIONS**

All foundations to the proposed works are to be piled in accordance with the piling specification, reference 12-0083 XSPEC002, revision T1.

Block A foundation drawings are attached to this submission:-

12-0083 F 150, Block A Foundation Layout  
12-0083 F 151, Block A Foundation Isometric

### **COMBINED SERVICES**

Rolton Group drawing 12-0083 GA 01, revision C1, indicates the combined services layout for the DHO site. Rolton Group drawing 12-0083 GA 02, revision C1, indicates a typical section through the combined services trench.

All services are to be provided in a communal trench with sufficient clearances to meet each Statutory Undertakers requirements. It is not proposed that any services will disrupt Root Protection Areas but it is however noted that such works are to be in accordance with the Arboriculturalist and the guidelines set out in the National Joint Utilities Publication (NJUG 4).

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## **PLANNING CONDITION 34 (DRAINAGE)**

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*Prior to commencement of the development, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change. The system shall be implemented as part of the development and thereafter retained and maintained.*

Reference should be made to the following Rolton Group drawings for each site:-

12-0083 INF 10 – Bacton Low Rise (BLR) Site  
12-0083 INF 11 – District Housing Office (DHO) Site

Due to the staged approach to the works, only drawing number 12-0083 INF 11, revision C1, is attached to this summary to partially discharge planning condition 34.

### **SURFACE WATER DESIGN**

The surface water drainage strategy is identified in Rolton Group Flood Risk Assessment ref: 12-0083 XRP003 Revision A dated November 2012.

The DHO site has been designed using Micro Drainage for a 1:100 year event with a 30% provision for climate change. A combined storage area of 108m<sup>2</sup> is to be provided to deal with designed surface water run-off and a Hydrobrake chamber is to be provided close to the connection into Vicars Road limiting discharge to 33.3 l/s.

## **FOUL WATER DESIGN**

The foul drainage has been kept separate from the surface water drainage in accordance with building regulations and best practice. This is connected to the storm drainage prior to final connection into the Thames Water drainage within the carriageway.