



**Construction and Carpentry Ltd**

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Development Management  
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17 June 2016

attn Jagdish Akhaja

Dear Sirs

**PLANNING APPLICATION 2016/2629/P**

With regard to our above Application for the approval of drainage details and release of Condition 7 of Planning Consent ref. 2011/0174/P, we are writing to provide further clarification of the submitted documents and their background.

1. The wording of the Condition required the submission and approval of details of a drainage plan to mitigate any potential build-up of water.

A subsequent letter from your Enforcement department requires details of drainage installed and in particular, to provide evidence as to whether any device was installed to allow water to move around the basement development.

2. Previous applications for the discharge of this Condition have been rejected/ withdrawn for insufficient detail and/or for the reason that the proposed rainwater attenuation tank is situated in the approved tree root protection area, to the detriment of retained trees [2012/3461/P].

2012/4938/P was rejected for the reason that the submitted plan [drawing no. LS-1000 B - copy attached] did not agree with the plans approved under 2011/0174/P [Charlton Brown 1112/AP-20 - copy attached] - ie the new plan LS-1000 B showed a Basement-level patio and retaining wall protruding into the rear garden.

3. The retention of the Basement-level patio and retaining wall as constructed was approved under 2014/7048/P, as shown on the drawing 258-11/1799 A [copy attached].

cont.



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4. The submitted as-built drainage layouts thus agree with the building plans as approved under 2011/0174/P and 2014/7048/P.

5. With regard to the previous reason for refusal of the drainage layouts - the situation of the attenuation tank within the tree root protection area - the submitted report from Tretac dated March 2016 demonstrates retrospectively that the tank has not had a deleterious effect on the tree cover, and should therefore be allowed to remain.

This report indicates retrospectively that whilst the surface water attenuation tank is situated within the approved tree root protection area, it has not had a deleterious effect on the tree cover. The tank is situated in the place of an existing subterranean chamber, and furthermore its removal would be likely to cause greater damage than its retention.

[The report relates to the Tree no. 7 in the original approved Tree Survey in consent 2011/0174/P, situated in fact in the garden of no. 2 Akenside Road. This tree has since been pruned by a third party, under consent 2015/6971/T dated 15 December 2015]

6. With regard to the requirement to demonstrate that the development and its drainage plan have not caused any build-up of water, the submitted plans show the arrangement of the foul drainage, discharging to the sewer in Lyndhurst Road via the existing combined manhole connections, and the arrangement of the surface water drainage. The surface water drainage from the original front part of the premises discharges to the sewer as originally, via the existing combined manhole connections.

The surface water drainage from the extended rear part and from the additional hard-surface area of the rear Basement-level patio is taken to the surface water attenuation tank whence it discharges via a pumped riser to the existing combined manhole connection in no. 30.

This prevents an un-controlled increased run-off into the public sewer or the adjacent ground, pursuant to Core Strategy Policy CS13 and Local Development Plan Policies DP23 and DP27.

7. With regard to whether any device was installed to allow water to move around the basement development, none was provided as no requirement was indicated in the Ground Investigation Assessment approved in 2011/0174/P.

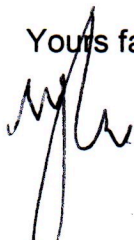
With regard to whether the development has caused any build up of water, the submitted retrospective Basement Impact Assessment by GEA Ltd reconsiders the development as built in the context of the Local Development Plan Policy DP27, and demonstrates that the development has not caused any raising of ground water levels.

cont.



We look forward to your favourable decision or to any further comments,

Yours faithfully



Y. Tal

B.Eng Civil Engineering:  
Director



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