

APPLICATION FOR CONDITION DISCHARGE

25.03.21

DC/18/00428/PLF/EASTSE

Proposal: Erection of a dwelling following demolition of existing building

Location: 21A Eastgate, Lund, East Riding of Yorkshire

Conditions applying to be discharged:

- 2. Materials (external)**
- 4. Foul sewerage**
- 5. Means of disposal of surface water drainage**

2. Materials (external)

Bricks: York Clamp; Imperial Handmade bricks



Roof pantiles: Sandtoft New Machine-made; Arcadia



4. Foul sewerage

5. Means of disposal of surface water drainage

(It is noted that The Land Drainage team (LDT) had no objections to the construction of a replacement dwelling.)

Consultee (Yorkshire Water) Comment dated 13th March 2018:

“The drainage details submitted on drawing 21A dated 15/02/2018 that has been prepared by Simon Johnson Architects will require clarification but the matter can be dealt with via condition if planning permission is granted. The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal. There are no surface water sewers recorded in the vicinity of the site and so we would require evidence that surface water from the existing dwelling already drains surface water to foul sewer and that other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted.”

In order to address the above comment, this report provides:

1. Evidence that surface water from the existing dwelling already drains surface water to foul sewer
2. Confirmation that other means of surface water disposal have been considered and illustrates why they have been discounted.

1. Evidence that surface water from the existing dwelling already drains surface water to foul sewer



Gable end of No.21A (Application property) with rainwater downpipe visible, with Inspection chamber in the foreground.

The lane, Eastgate, runs behind the low brick wall in the left of the photo.



Inspection chamber, with internal arrangement visible



The inspection chamber receives: (L to R): Rainwater from No.21A gable; foul from No.21A; foul from No.21.
There is then the single discharge pipe to the main sewer under Eastgate.

2. Confirmation that other means of surface water disposal have been considered and illustration why they have been discounted.

Both a soakaway and drainage field have been considered, but have been discounted on the basis that ground conditions comprise thick clay with very poor permeability. The site is directly adjacent to an old clay brick pit at Chestnut Cottage. Infiltration rates of rainwater into the ground are known to be extremely poor.

Below is a photographic record of a trial pit dug on the site in order to establish the ground conditions for structural design.



Application property is the lower building to the left side (No.21A)



2017 10 21











A further trial pit concluded the same heavy clay ground conditions:



