

Department for Environmental and Community Services

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Andy

Surname

Black

Company Name

Address

Address line 1

Vine Cottage

Address line 2

Hall Lane

Address line 3

Lower Hamswell

Town/City

Cold Ashton

Country

South Gloucestershire

Postcode

BA1 9DE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

Has the development already started?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Dear Oliver, Dear Harry

RE: P21/03923/F - 1 Vine Cottage Hall Lane Lower Hamswell South Gloucestershire BA1 9DE

Please find details attached required for the discharge of condition 6 referring to the installation of the proposed package treatment plant.

Our Drainage Consultant has drafted the below explanation which I trust provides the necessary information to allow you to discharge this condition:

Please find attached the proposed:

- drainage layout,
- treatment plant specification, along with
- sewer records showing that no public sewer is available. (Note that the sewer records are an almost blank page for this site).

Description of Ground Conditions and proposed discharge solution:

The site has thick clay soil which is impermeable and therefore not suitable for soakaways or drainage fields. There is an existing culverted watercourse that runs through the site which has existing drainage connections. The proposed treatment plant will discharge to this watercourse.

The Environment Agencies General Binding Rules state that a discharge of up to 5m³ to a watercourse from a package treatment plant is acceptable without requiring an environmental permit. The proposed development is an extension of the existing building and will have 4 bedrooms. Based on the EAs daily discharge calculator the design discharge will be 0.9m³ per day which is therefore acceptable. Build Collective have reviewed the remaining general binding rules and established that this site is compliant.

We trust this provides the information you need to discharge this condition but do let me know if there is any further information you require or you would like to speak to our drainage consultant (Dylan Grey - Build Collective) about the proposed design.

We look forward to hearing from you and would very much appreciate a quick turn around on this one if at all possible.

Yours sincerely

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Andy Black

Date

17/06/2022