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Cc:

Subject: RE: CHE/23/00628/DOC -drainage conditions 22/22 Somersall Lane Chesterfield

Attachments:

From: James Hodgson [REDACTED]

Sent: Monday, December 18, 2023 4:07 PM

To: Helen Frith [REDACTED]

Subject: CHE/23/00628/DOC -drainage conditions 22/22 Somersall Lane Chesterfield

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FOA: Helen Frith,
Rueben Thorton (YW)
and Deborah Robinson

Dear all,

Regarding the discharge of planning conditions 10 & 11:

1. Please see geotechnical report attached. This describes the clay which is present across the site. I have also attached photos A & B taken during the foundation excavations which demonstrate the negligible permeability of the ground. Following the hierarchy of surface water disposal (in the absence of a nearby body of water), the surface water sewer is the appropriate means of disposal in this instance.
2. Site survey prior to demolition of nos. 20 and 22 Somersall Lane showed a combined drainage system. Each property had its own 110mm combined drain. The drain from No.20 appeared to connect directly to the sewer at the north of the site. The drain for No.22 leaves the site at F CH1 (see plan) and heads onto 22A's land. Photo C shows an entry point for the rainwater from the downpipe into the access chamber at the rear of No. 20 Somersall Lane. All private drains exposed and dug out as part of the demolition fed into the combined system. It can therefore be seen that there was existing positive drainage of surface water to the public sewer from both properties on the site.
3. Calcs and details for 30% reduction etc were included in the original submission document. Re-attached for clarity.

I trust this answers your comments. Please do not hesitate to contact me if you require further information.

Kind regards,

James

James Hodgson

MEng (Hons) Civil & Structural Engineering
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Chartered Surveyors regulated by RICS
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Based in Chesterfield, Derbyshire

