

# Howard J Wroot

## Chartered Surveyor

240 Wharf Road  
Ealand  
Scunthorpe  
North Lincolnshire  
DN17 4JN

Tel 01724 711068  
Fax 01724 711068  
Mob 07947 226577  
Email [howard@howardjwroot.com](mailto:howard@howardjwroot.com)

Planning & Development Management  
East Riding of Yorkshire Council  
County Hall  
Beverley  
East Riding of Yorkshire  
HU17 9BA

Date: 21 December 2023

Your ref:  
Our ref:

**Proposal:** Erection of replacement dwelling at  
**Site Location:** Church View, Cliffe Road, North Cliffe, YO43 4UZ  
**Application ref:** 23/03629/PLF  
**Applicant:** Mr C Bradwell & Ms S Preston

## AMENDMENT STATEMENT

### 1.0 DRAINAGE

1.1 Please find attached amended drainage plan and FDA Form.

1.2 I also attach percolation test results

### 2.0 OUTBUILDINGS

2.1 Paragraph 8.4 of the D and A S has been amended to exclude drawings for Outbuildings as repair works are PD.




Howard J Wroot Chartered Surveyor  
The trading name of Howard J Wroot Ltd  
Company Number 6586509

### 3.0 SOLAR PANELS/PHOTOVOLTAIC CELLS

3.1 Manufacturers specifications (or similar) are attached to this submission see below.

3.2 The proposed system will be 3.5kWp which will take up 20sq m of roof plan area, thus approximately 11 of the panels shown below will be required. These are shown on the elevational plan.



**DMEGC DM405M10-54BB 405W All Black Solar Panel**

Catalogue Code: 435190734  
MPN : DM405M10-54HBB

**100+ Available to dispatch immediately**

Since 1980, DMEGC have been a world leading manufacturer of renewable products for residential, C&I and utility applications. DMEGC produce highly efficient PV products and boast industry-leading R&D, manufacturing and quality assurance.

The DMEGC DM405M10-54HBB is a 405W all-black mono-facial solar panel module from the M10 Series. Perfect for residential applications, this solar module offers excellent aesthetics and reassuring quality.

The panel features large M10 silicon wafers and utilises dual-glass and frame packaging to optimise strength and durability.

Solar Panels are subject to a £160 ex VAT delivery charge up to 60 panels. This is due to being transported by pallet. This can take up to 48 hours. But is usually next working day.

**PRODUCT FEATURES**

- Stylish, all black design
- Extremely robust and resilient
- 12 year product warranty
- 25 year power output warranty

**PRODUCT SPECIFICATION**

- Cell type: P type Mono-crystalline
- Cell arrangement: 108 (6 x 18)
- Module dimensions: 1708 x 1134 x 30mm
- Weight: 19.5kg
- Max. power: 405W
- Module efficiency: 20.91%

### 4.0 FENCING

4.1 Please see – amended Block Plan which stipulates the position of the fencing and it’s height, in addition see below a screenshot of typical post and rail fencing, please note the 1.5m fencing is set 6m back from the highway.



4.2 Please also note there is an existing fence and hedge adjacent to the highway which will be repaired as is and not altered i.e. made higher.



## 5.0 BIODIVERSITY

5.1 This application is for a replacement dwelling, therefore the site is a brownfield site with existing buildings on it, plus outbuildings and driveway to the rear of the property.

5.2 The proposal is to build a new property on the footprint of the existing dwelling on site, which comprises cultivated garden with surrounding hard standings. There are no waterbodies within or close by to the site, therefore there is very little likelihood of there being any significant impact on biodiversity given that the site is brownfield.

5.3 There are no trees on site that would provide suitable roosts for bats, the habitats within the garden are of common species of vegetation, the site is not deemed capable of supporting important assemblages of invertebrates.

5.4 There is no evidence of the use of the site by western European hedgehog (*Erinaceus europaeus*) was apparent.

5.5 There is no evidence of Badger or Bats or other protected species.



5.6 Therefore for the purposes of validation a Biodiversity Report is not considered to be applicable nor required.

## 6.0 SOAKAWAY TESTING


6.1 Soakaway test results to BRE365 are attached to this report see pages 1-3 below.

6.2 The test results themselves show that the underlying subsoil is very permeable and suitable for a soakaway system of drainage notwithstanding December has been an extremely wet month.

6.3 In addition I have provided a simple calculation which dictates the required soakaway size.

Page 1

Name	Chris Bradwell
Address	Church View
Address 2	Cliffe Road
Town	North Cliffe
Postcode	YO43 4UZ



Testing Date: 21 December 2023

Ground Conditions during test: Wet (wet/Dry)

Hole 1			
Test 1	Hours = 0	Minutes = 14	Nett = 14 minutes
Test 2	Hours = 0	Minutes = 26	Nett = 26 minutes
Test 3	Hours = 0	Minutes = 36	Nett = 36 minutes

Hole 2			
Test 1	Hours = 0	Minutes = 22	Nett = 22 minutes
Test 2	Hours = 0	Minutes = 37	Nett = 37 minutes
Test 3	Hours = 0	Minutes = 45	Nett = 45 minutes

Hole 3 (optional)			
Test 1	Hours =	Minutes =	Nett = 0 minutes
Test 2	Hours =	Minutes =	Nett = 0 minutes
Test 3	Hours =	Minutes =	Nett = 0 minutes


Average	
Trial Hole 1	Nett = 25.33 minutes
Trial Hole 2	Nett = 34.67 minutes
Trial Hole 3	Nett = 0 minutes

Move to next step

Procedure 1. Trial hole results 2. Trench Area calculation 3. Drainage field design +



### Percolation Test and Drainage Field Design



Name	Chris Bradwell
Address	Church View
Address 2	
Town	North Cliffe
Postcode	

Choose septic tank or sewage treatment plant: Sewage treatment

**Trial Hole Results:**

	Enter maximum building occupancy:	Population: <span style="border: 1px solid black; padding: 2px;">6</span>
Trial Hole 1	1	Average = <span style="border: 1px solid black; padding: 2px;">25.33</span> minutes
Trial Hole 2	1	Average = <span style="border: 1px solid black; padding: 2px;">34.67</span> minutes
Trial Hole 3	0	Average = <span style="border: 1px solid black; padding: 2px;">0</span> minutes

Enter 1 if used, or 0 if not used

Trial Hole 1	1520.00	Seconds
Trial Hole 2	2080.00	Seconds
Trial Hole 3	0	Seconds
Average rate	1800.00	Seconds
VP Rate	12.0	
Area required	14.4	m <sup>2</sup>
Trench Width	600	(mm)
Required trench length	24	metres

Enter your trench width (width of digger bucket):

[Move to design](#)

Procedure
1. Trial hole results
2. Trench Area calculation
3. Drainage field design
+

