

Fw: PA/2022/693 - Travis Perkins, Station Road, Epworth - Discharge of Condition 3

Matthew Gillyon <Matthew.Gillyon@northlincs.gov.uk>

Wed 15/02/2023 10:22

To: June Cox <June.Cox@northlincs.gov.uk>

Morning June,

Please could this correspondence be uploaded onto PA/2022/693 with the drainage team approving the condition to be discharged.

Thanks in advance

Kind Regards

Matthew

Matthew Gillyon | Planning Duty Officer

☎ 01724297630

✉ North Lincolnshire Council, Church Square House, Scunthorpe, DN15 6NL

📧 matthew.gillyon@northlincs.gov.uk

From: LLFAdrainageteam <LLFAdrainageteam@northlincs.gov.uk>

Sent: 14 February 2023 10:08

To: Planning <Planning@northlincs.gov.uk>; Jess Hill <Jess.Hill@northlincs.gov.uk>

Cc: Andy Dickson <andyd@mjmc.co.uk>; Matthew Gillyon <Matthew.Gillyon@northlincs.gov.uk>

Subject: RE: PA/2022/693 - Travis Perkins, Station Road, Epworth - Discharge of Condition 3

Good morning Jess/Planning,

Based on the below email threads, **Condition 3 can be discharged.**

Kind Regards

Billy Green on behalf of the LLFA Drainage Team

Flood Risk Team

Asset & Infrastructure Services

North Lincolnshire Council

Note: Please quote planning application reference numbers on all future correspondence and copy the LLFA Email to all correspondence

From: Andy Dickson <andyd@mjmc.co.uk>

Sent: 08 February 2023 17:17

To: LLFAdrainageteam <LLFAdrainageteam@northlincs.gov.uk>

Cc: Billy Green <Billy.Green@northlincs.gov.uk>; Nigel Torrance <ntorrance@mjmc.co.uk>; Matthew Gillyon <Matthew.Gillyon@northlincs.gov.uk>; Planning <Planning@northlincs.gov.uk>

Subject: RE: PA/2022/693 - Travis Perkins, Station Road, Epworth - Discharge of Condition 3

Hi Billy,

I hope you are well!! I'm just following up on this scheme as it seems to have gone quiet and perhaps lost in the system.... I have cut and paste the response in **highlighted** from the site investigation company and also added further commenters in **blue** which will hopefully allow this to be resolved :-

- So far our query about equilibrium groundwater conditions has been answered with the comment that the boreholes were taken in December and therefore represent a winter worst case scenario. **In my opinion** this is not the case. Groundwater levels are generally at their highest in the early spring period (March/April).. **The inclination is that the groundwater is perched and was measured at a highest as being 8.1m AOD. The bottom of the proposed trench is 8.8m AOD. As such, there is 700mm to account for seasonal fluctuations**
- Two soakaway tests were carried out in two trial pits but there was only one test in each trial pit. BRE requires repeat testing to take into account saturation of the adjacent soakage stratum. **BRE 365 requires the test to achieve 75% drainage. On this site, the two cycles were undertaken over periods of nearly 5hr and 2.5hr without achieving the 75% mark. Therefore, attempting another cycle within the same day was not feasible.** Also the higher value of the 2 determined has been used in the calculation of soakaways? **Yes – this value was taken in the design with the design safety factor.** Furthermore, there is a caveat on the calculated values in the SI report that states: **"Where a 75% fall in water level has not been achieved within the monitoring period, the soil infiltration rate calculation (BRE Digest 365) has been undertaken using extrapolated data. The accuracy of this data, particularly over longer time periods, cannot be verified and should be treated with caution."** Perhaps comments from their Geotech Consultant would be worthwhile also on this. **Where the target 75% fall in water is not achieved within the monitoring period, we have statistically extrapolated the data, and this is shown by the orange 'best-fit' line on the graphs. The 75% reading used in the calculation is taken from this best fit line. Obviously, we are unable to say that the water will drain in accordance with that best-fit line, hence the caveat.**
- The deeper window sampling holes indicate, as we have previously discussed, a 1m to 1.7m sand layer below superficial deposits and above impermeable weathered Mudstone deposits. The average is 1.3m. As we have stated previously, the superficial sand layer and underlying Mudstone Stratum will promote lateral soakage. Perhaps the Geotech Consultant could comment on the potential long term risks that may be associated with this. **The site investigation provides a 'snap shot' of the ground and interpolation is made. The drainage design as an inherent factor of safety which accounts for this risk**
- The proposed infiltration systems will be adequate for most periods but in the longer term. **We would prefer to see a high level positive connection into the existing on site surface water drainage system, to take into account the risks identified above, and to provide a more sustainable lifetime solution? The infiltration design is sustainable and when compared to the current situation is an improvement given the current site simply allows the surface water free reign. The proposed design is based upon measured infiltration rates and also has a design factor of safety. There is further storage potential within the drainage channel and carrier pipes. In the event of severe rainfall, the proposed falls also steer the water back towards the existing hard standing area which has positive drainage.**

Kind Regards
 Andy Dickson
 BEng (Hons) CEng MStructE
 Director

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From: LLFAdrainageteam [<mailto:LLFAdrainageteam@northlincs.gov.uk>]

Sent: 14 November 2022 10:58

To: Andy Dickson <andyd@mjmc.co.uk>

Cc: Billy Green <Billy.Green@northlincs.gov.uk>; Nigel Torrance <ntorrance@mjmc.co.uk>; Matthew Gillyon <Matthew.Gillyon@northlincs.gov.uk>; Planning <Planning@northlincs.gov.uk>

Subject: RE: PA/2022/693 - Travis Perkins, Station Road, Epworth - Discharge of Condition 3

Good morning Andy,

Looking back we have made various comments about equilibrium groundwater levels. LLFA conclude that we are not in total agreement with the findings/conclusions confirming groundwater will not conflict with proposed design. An addendum to the report to discuss the issues raised below. LLFA consider that would at least provide a definitive verification of the design and consider potential long term risks and provide documented verification.

- So far our query about equilibrium groundwater conditions has been answered with the comment that the boreholes were taken in December and therefore represent a winter worst case scenario. **In my opinion** this is not the case. Groundwater(levels are generally at their highest in the early spring period (March/April).
-
- Two soakaway tests were carried out in two trial pits but there was only one test in each trial pit. BRE requires repeat testing to take into account saturation of the adjacent soakage stratum. Also the higher value of the 2 determined has been used in the calculation of soakaways? Furthermore, there is a caveat on the calculated values in the SI report that states: "Where a 75% fall in water level has not been achieved within the monitoring period, the soil infiltration rate calculation (BRE Digest 365) has been undertaken using extrapolated data. The accuracy of this data, particularly over longer time periods, cannot be verified and should be treated with caution ." Perhaps comments from their Geotech Consultant would be worthwhile also on this.
-
- The deeper window sampling holes indicate, as we have previously discussed, a 1m to 1.7m sand layer below superficial deposits and above impermeable weathered Mudstone deposits. The average is 1.3m. As we have stated previously, the superficial sand layer and underlying Mudstone Stratum will promote lateral soakage. Perhaps the Geotech Consultant could comment on the potential long term risks that may be associated with this.
-
- The proposed infiltration systems will be adequate for most periods but in the longer term. **We would prefer to see a high level positive connection into the existing on site surface water drainage system**, to take into account the risks identified above, and to provide a more sustainable lifetime solution?

It is also advised that the provision of a wider cut off drainage feature and/or kerb upstand to prevent increased level of resilience to the neighbouring properties. This is not cost prohibitive to the proposed development.

We await clarification on the above matter before commenting further

Kind Regards

Billy Green on behalf of the LLFA Drainage Team
 Flood Risk Team
 Asset & Infrastructure Services
 North Lincolnshire Council

Note: Please quote planning application reference numbers on all future correspondence and copy the LLFA Email to all correspondence

From: Andy Dickson <andyd@mjmc.co.uk>

Sent: 10 November 2022 09:26

To: LLFAdrainageteam <LLFAdrainageteam@northlincs.gov.uk>

Cc: Billy Green <Billy.Green@northlincs.gov.uk>; Nigel Torrance <ntorrance@mjmc.co.uk>; Matthew Gillyon <Matthew.Gillyon@northlincs.gov.uk>; Planning <Planning@northlincs.gov.uk>

Subject: RE: PA/2022/693 - Travis Perkins, Station Road, Epworth - Discharge of Condition 3

Morning Billy,

The statement from DTS (the site investigation company) suggests potential stability concerns during any construction works – this is to make sure the contractor is aware of the risk in the ground so they can plan their works around this risk and not put themselves at risk. The concern is only relating to the temporary works element of the works – once the works are complete and suitably backfilled etc..... this risk no longer exists.

The second point clarifies that the ground is suitable to accommodate infiltration in line with the onsite testing that was undertaken.

I hope this clarifies.

Kind Regards
 Andy Dickson
 BEng (Hons) CEng MStructE

Director

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From: LLFAdrainageteam [<mailto:LLFAdrainageteam@northlincs.gov.uk>]**Sent:** 09 November 2022 17:59**To:** Andy Dickson <andyd@mjmc.co.uk>**Cc:** Billy Green <Billy.Green@northlincs.gov.uk>; Nigel Torrance <ntorrance@mjmc.co.uk>; Matthew Gillyon <Matthew.Gillyon@northlincs.gov.uk>; Planning <Planning@northlincs.gov.uk>**Subject:** RE: PA/2022/693 - Travis Perkins, Station Road, Epworth - Discharge of Condition 3

Hi Andy

The extract below seems to contradict each other by stating groundwater is causing the collapsing sides and then stating soakaways are feasible? Can you please clarify?

Hi Andy,

Based on a quick review of the report, two of the three trial pits reported repeated collapse during excavation (see remarks at the base of the respective logs). This is likely due excavations may therefore be unstable.

We completed a single cycle of soakaway testing at two locations. The results of both tests were in excess of the CIRIA R156 threshold above which a soil may be suitable for in

Hopefully this is of some assistance; give me a call if you want to discuss.

Regards,

James Brown

Associate Director

DTS Raeburn Ltd

Moor Lane, Witton, Birmingham, B6 7HG

Tel: 0121 344 5885; Mob: 07733 121264

We await clarification on the above matter before commenting further.

Kind Regards

Billy Green on behalf of the LLFA Drainage Team

Flood Risk Team

Asset & Infrastructure Services

North Lincolnshire Council

Note: Please quote planning application reference numbers on all future correspondence and copy the LLFA Email to all correspondence

From: Andy Dickson <andyd@mjmc.co.uk>**Sent:** 08 November 2022 17:35**To:** LLFAdrainageteam <LLFAdrainageteam@northlincs.gov.uk>**Cc:** Billy Green <Billy.Green@northlincs.gov.uk>; Nigel Torrance <ntorrance@mjmc.co.uk>; Matthew Gillyon <Matthew.Gillyon@northlincs.gov.uk>**Subject:** RE: PA/2022/693 - Travis Perkins, Station Road, Epworth - Discharge of Condition 3

Hi Billy,

I hope you are well ...!

Have you had chance to review the comments from the site investigation company ?

Kind Regards

Andy Dickson

BEng (Hons) CEng MStructE

Director

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From: Andy Dickson
Sent: 04 November 2022 11:40
To: LLFAdrainageteam <LLFAdrainageteam@northlincs.gov.uk>
Cc: Billy Green <Billy.Green@northlincs.gov.uk>; Nigel Torrance <ntorrance@mjmc.co.uk>; Matthew Gillyon <Matthew.Gillyon@northlincs.gov.uk>
Subject: RE: PA/2022/693 - Travis Perkins, Station Road, Epworth - Discharge of Condition 3

Hi Billy,

Hopefully this will get through to you this time. Apologies as I hadn't realised I didn't send this to the LLFA address.

Kind Regards
[Andy Dickson](#)
BEng (Hons) CEng MStructE
Director

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From: Billy Green [<mailto: Billy.Green@northlincs.gov.uk>]
Sent: 04 November 2022 11:35
To: Nigel Torrance <ntorrance@mjmc.co.uk>; Matthew Gillyon <Matthew.Gillyon@northlincs.gov.uk>
Cc: Andy Dickson <andyd@mjmc.co.uk>
Subject: RE: PA/2022/693 - Travis Perkins, Station Road, Epworth - Discharge of Condition 3

Hi Nigel/Andy

Can you send the information to LLFA email....my email is playing up currently..

Thanks

Billy

From: Nigel Torrance <ntorrance@mjmc.co.uk>
Sent: 04 November 2022 11:17
To: Matthew Gillyon <Matthew.Gillyon@northlincs.gov.uk>
Cc: Andy Dickson <andyd@mjmc.co.uk>; Billy Green <[Billy.Green@northlincs.gov.uk](mailto: Billy.Green@northlincs.gov.uk)>
Subject: RE: PA/2022/693 - Travis Perkins, Station Road, Epworth - Discharge of Condition 3

Hi Matthew,

Our engineer has emailed Billy with the missing details/statements this morning, so hopefully he should be able to ok things now?

Kind Regards
[Nigel Torrance](#)
Senior Technician
Highways and Traffic

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From: Matthew Gillyon [<mailto:Matthew.Gillyon@northlincs.gov.uk>]
Sent: 04 November 2022 10:47
To: Nigel Torrance <ntorrance@mjmc.co.uk>
Subject: Re: PA/2022/693 - Travis Perkins, Station Road, Epworth - Discharge of Condition 3

Good Morning,

I have caught up with Billy regarding the extension request and happy to support the request for the extension so long as all details can be agreed. If you are confident that everything can be agreed for that date, I will look to get this actioned however with different parties involved trying to reach agreement will the 11th still be sufficient ?

Kind Regards

Matthew

Matthew Gillyon | Planning Duty Officer

☎ 01724297630

✉ North Lincolnshire Council, Church Square House, Scunthorpe, DN15 6NL

📧 matthew.gillyon@northlincs.gov.uk

From: Nigel Torrance <ntorrance@mjmc.co.uk>

Sent: 28 October 2022 17:03

To: Matthew Gillyon <Matthew.Gillyon@northlincs.gov.uk>

Cc: Andy Dickson <andyd@mjmc.co.uk>; Billy Green <Billy.Green@northlincs.gov.uk>

Subject: PA/2022/693 - Travis Perkins, Station Road, Epworth - Discharge of Condition 3

Matthew,

I understand you are the new case officer for the above application.

There has been some ongoing discussions between Billy Green from your drainage team and our drainage engineer which I believe is now close to being finalised.

Because of the delays can we agree an extension of time till 11th November.

Kind Regards

[Nigel Torrance](#)

Senior Technician

Highways and Traffic

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