

FW: PA/2023/468 - Ashby Market

Tanya Coggon

Wed 14/06/2023 09:24

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

Hello

Can you upload LLFA response into Salesforce please.

Tanya Coggon | Principal Planning Officer

✉ Church Square House, 30-40 High Street, Scunthorpe, DN15 6NL

From: LLFAdrainageteam [REDACTED]**Sent:** Wednesday, June 14, 2023 9:16 AM**To:** [REDACTED]**Subject:** RE: PA/2023/468 - Ashby Market

Hi Tanya/James,

I am not sure who has made the decision that permeable paving is inappropriate for the development? This is not a developer decision to make..

In addition if the storage underneath the private drives. You confirm that this will be managed and maintained by ONGO homes. Whilst this is acceptable there needs to be clear and robust documentation (please see below).

In addition the use of connected private surface water drainage systems which are reliant on one outfall/property owner is not recommended, unless and **robust adoption and maintenance plan is produced and made known to all property owners (see below pro forma)**. The reliance on one owner to maintain a drainage system, that if not maintained can cause civil and legal disputes moving forward with several neighbouring properties. This is an approach that other local authorities are adopting. This is not a good solution unless it is a public sewer and adopted by the water company.

SUGGESTED PROFORMA:

RESPONSIBILTIES / OWNERSHIP OF THE DRAINAGE SYSTEM.**THE OWNERS & PARTIES WITH RESPONSIBILITIES FOR THE SURFACE WATER DRAINAGE SYSTEM ON THIS DEVELOPMENT MAY COMPRISE OF THE FOLLOWING STAKEHOLDERS:**

- THE RELEVANT WATER COMPANY.
- PRIVATE MANAGEMENT COMPANY.
- PRIVATE HOUSE OWNERS.
- NORTH LINCOLSHIRE COUNCIL

ALL OF WHICH IS CLEARLY DEFINED ON THE **SURFACE WATER DRAINAGE PLAN INCLUDED WITHIN YOUR HANDOVER PACK & PROPERTY DEEDS PACKAGE**. AS YOU ARE A HOUSE OWNER ON THIS DEVELOPMENT YOU HAVE RESPONSIBILITIES FOR THE MAINTENANCE OF THE SURFACE WATER DRAINAGE SYSTEM WHICH FALL WITHIN THE EXTENT OF THE TITLE WHICH YOU OWN?? **FAILURE TO MAINTAIN OR REMOVAL OF SW DRAINAGE FEATURES MAY RESULT IN CIVIL LITIGATION WITH NEIGHBOURING OWNERS IF FLOODING OCCURS AS A RESULT?**

SURFACE WATER DRAINAGE PIPES & INSPECTION CHAMBERS WITHIN THE TITLE OF YOUR PROPERTY ARE OWNED BY YOU AS OWNER & AS SUCH RESPONSIBILTY FOR MAINTENANCE / REPAIRS & REPLACEMENT ARE YOURS AS THE HOUSE OWNER. PRIVATE DRAINAGE IS IDENTIFIED IN **RED** ON THE ATTACHED PLAN.

THE PLAN MAY IDENTIFY THAT YOUR PROPERTY HAS UPSTREAM & / OR DOWNSTREAM SURFACE WATER DRAINS & AS SUCH THE SYSTEM IS RELIANT ON YOU (AS THE OWNER OF THE PROPERTY) TO MAINTAIN THE DRAINS THAT ARE WITHIN YOUR PROPERTY. THE SURFACE WATER MAINS DRAINAGE SEWERS, MANHOLES, ATTENUATION TANK & HEADWALL (INCLUDING LATERAL CONNECTIONS / INSPECTION CHAMBERS) GENERALLY WITHIN THE ADOPTED HIGHWAY OR OPEN SPACE WILL BE ADOPTED BY ANGLIAN WATER. A FORMAL SECTION 104 AGREEMENT IS IN PLACE FOR THIS. THESE ARE IDENTIFIED IN BLUE ON THE ATTACHED PLAN.

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: Tanya Coggon [REDACTED]

Sent: Tuesday, June 13, 2023 4:37 PM

Subject: FW: PA/2023/468 - Ashby Market

For info

NFA for the moment

Thanks Tan

Tanya Coggon | Principal Planning Officer

✉ Church Square House, 30-40 High Street, Scunthorpe, DN15 6NL

From: James Bonsall [REDACTED]

Sent: Tuesday, June 13, 2023 3:53 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: PA/2023/468 - Ashby Market

Good Afternoon Tanya,

Thanks very much for the email you've sent through to Jon, it was extremely timely.

We have made a start on site, albeit in a somewhat limited fashion – we've dug and cast foundations and we're on with putting in ground floor slabs, but that's about as far as we've gone at the moment. All the foundations etc. have been approved by Building Control and we've sought not to do anything on the site which would come under the auspices of a planning condition which has not yet been discharged.

On the drainage front, I have excellent news in that Severn Trent issued Technical Approval for the drainage on the site today. As you will recall, LLFA responded with three queries in respect of the drainage submission, all of which we are now able to satisfactorily answer:

- **Q: Has permeable road paving been considered?**

A: It has but it is inappropriate for this scheme

- **Q: Will Severn Trent Accept Adoptable Attenuation Tanks shown under private parking bays?**

A: This has been amended to oversize pipes to be installed under the access road and this scheme has been approved by STW (Technical Approval Refers)

- **Q: Who will maintain the drainage under the private drive?**

A: Ongo have provided an undertaking it will be them

As such, our Engineers will now be forwarding the approved drainage information to yourself and LLFA, who should now be able to discharge the drainage conditions.

With regards to the Noise Information, our consultants have been updating their report in line with the requirements of the Environmental Protection Officer and we are hopeful to be in receipt of it this week to submit for comment (and hopefully to discharge this condition too).

I hope that's all ok, if you would like to discuss this further please feel free to give me a call.

Kind Regards

James

James Bonsall LLB (Hons) MSc AssocRICS MCIQB

Director / Quantity Surveyor

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From: Jon Mason

Sent: 13 June 2023 14:42

Subject: RE: PA/2023/468 - Ashby Market

Hi Tanya,

I'll talk with T G Sowerby and get back to you.

Regards,

Jon Mason

*BSB Architecture is the trading name of BSB Consultants Limited a private limited company registered in England and Wales
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