



Project: 2306 B Explanatory Notes Issue: B
Client: Mr I Kitchen
EXTENSION & INTERNAL ALTERATIONS – USE OF EXISTING DRAINAGE
Middle Fell Croft, Lamplugh, Workington, CA14 4SQ

Application 4/20/2137/OF1 - Reserved Condition 3 - Drainage

Application 4/20/2137/OF1 was granted planning permission on 1st June 2020, subject to conditions. Condition 3 reads as follows:

- 3) *Before development commences full details of the final drainage system must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must become operational before the development is brought into use and must be maintained thereafter.*

Reason To ensure the provision of a satisfactory drainage scheme.

The property has continued use as a dwelling since permission was granted in 2020 and the Applicant believes the foul waste septic tank, surface water soakaways and associated drains to be satisfactory and in good working order. The extension and alterations do not propose an increase occupancy (e.g. additional bedrooms) or a change in its use.

A survey was carried out by Environmental Drainage Ltd on 9th March 2023, which found two tanks:

1. a brick block/brick built septic tank with discharge to drainage field
2. a fibreglass cesspit with no drainage

Both tanks are in good general condition and suitably sized. The survey report concludes that, with the exception of one rain water gulley connected to the septic tank, the system complies with EA General Binding Rules.

The Applicant therefore intends to continue to use the existing foul and surface water drainage systems and only intends to divert the non-compliant rain water gulley as part of this proposed works. The intent to continue to use the existing drainage systems was clear in the Full Plan (Building Regs) Submission (ref. 4/20/0113/1), which received conditional approval on 17th April 2020. This will now be updated to reflect the intent to divert the non-compliant rain water gulley.

Further details of the original application and existing drainage can be found in the following plans, drawings and documents:

4-20-2137-OF1-Decision Notice

2306 Reserved Conditions Application

2306 Septic Tank Report – Middle Fell Croft

5383 Design Access Statement

5383-01 Ex Plan&Elevs

5383-02 Prop Plan&Elevs

5383-03 Prop Plan and Section B Regs1

Mr kitchen – Building Regs Full Plan Conditional Approval Notice