

4/24/2364/DOC - LAND ADJACENT TO PARTFIELD HOUSE, DRIGG planning conditions - update schedule 02.12.24		
COMMENT FROM CONSULTEE		RESPONSE
Condition 9 Foul drainage system and maintenance – the details submitted differ from those in the original approval in that all the above ground foul services from the cabins are now proposed to connect to the large cess tank (below ground). It is unclear as to at what points the above ground sanitary pipes drop underground to the tank, and if this can be achieved without the need for manhole chambers. There appears to be a lot of tight bends on the pipework and it is also unclear if adequate access to clear blockages is available. Can additional details on the above ground sanitary system be provided? At this point condition 9 shall not be discharged.		show manholes and where drains go into ground.
Condition 13 External lighting scheme – can a light spill plan (showing lux levels) be provided in addition to the details submitted, so that assurance can be positively made that the nearest residential dwellings will not experience excessive glare and spill from the external lighting on the site? At this point, condition 13 shall not be discharged.		awaiting onfo from Chris. Awaiting fees form Mike at Light Library, Penrith
The existing drain which needs repaired flows under one of the proposed new pods the LLFA require a new manhole to be constructed either side of the proposed pod. This will allow easy access to the existing drain under the pod if ever a blockage occurred,		updated by kingmoor
▣ The LLFA would like to know what surface water is entering the proposed surface water drain starting at the top of access road at Manhole S1 through to the attenuation water drain starting at the top of access road at Manhole S1 through to the attenuation pond, connections to this surface water system need to be shown on a detailed plan.		updated by kingmoor
▣ Within the HDP covering letter for condition 3 and 4 it refers to drawing number 24-429r001C within the Drainage report, but the drawing within the drainage report is drawing number 24-429r001B can the applicant confirm which drawing is the correct version to reference.		these are now correct with updated drawings from Kingmoor.
▣ The proposed french drain that crosses the site to release existing ponding will increase surface water entering the existing ditch, as the French Drain is part of the new proposal the surface water collected should be attenuated, the LHA and LLFA require the french drain to outfall into the proposed new surface water system and eventually outfall through the attenuation pond.		updated by kingmoor
▣ Within the Drainage report document it states that surface water will infiltrate into the ground, but within the document no infiltration test results have been provided, the LLFA would require infiltration test results to be added to the report if possible, or the applicant carries out BRE365 or similar tests with results being submitted in support of this application.		percolation tests being carried out 04/12/24
<p>Condition 4 -</p> <p>The LHA and LLFA welcome the information submitted in support of condition 4 and have no objection in principle but would like the following points addressed before the condition can be discharged,</p>		
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<p>Condition 9 -</p> <p>Although the above condition is not for the LHA and LLFA to Discharge, the LPA should consider the following point made in condition 3 and 4.</p>		
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A detailed landscaping and planting scheme has not been submitted to fulfil the requirements of conditions 5 and 7.		plan updated by hdp. See USH.CS.1222.PL.-LDSCP1 REV1 and 2 REV1
The Tree Schedule on the Tree Retained Plan lists five individual trees (T2–T6) that are not indicated on the plan.		plan updated by hdp. See USH.CS.1222.PL.-LDSCP3 REV1
The Arboricultural Method Statement and Tree Retained Plan does not give specific details (Species/Size/Retention Category) for the trees recommended for removal to construct the proposed development.		plan updated by hdp. See USH.CS.1222.PL.-LDSCP3 REV1