

## Christie Burns

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**From:** Michael Podmore  
**Sent:** 27 February 2024 12:13  
**To:** Christie Burns  
**Cc:** Ian Wrigley  
**Subject:** 5568 - Planning Application 4/22/2407/0F1 - THE KNOLL, HIGH HOUSE ROAD, ST BEES  
**Attachments:** PastedGraphic-3.tiff; Lowther Response.pdf; 5568-02N Proposed Site Plan.pdf

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Hi Christie,

Further to your recent email, our response to the Parish Council's latest consultation comments are as follows:

### Surface Water Drainage:

As noted on the drawings, if soakaways are not possible, surface water drainage will be attenuated on site before being discharged into the existing watercourse that runs along the western edge of the site. This is in line with United Utilities drainage hierarchy requirements. United Utilities noted no concerns in their consultation response and recommended that a condition relating to the detailed drainage design be attached to any approval granted.

### Foul Water Drainage:

We have omitted the option of connecting to the main sewer on the attached drawing 5568-02N Proposed Site Plan. As noted on the drawing, each house will have its own package treatment plant which will be connected to the surface water drainage system.

### Parking:

We have endeavoured to provide an adequate number of car parking spaces, without allowing the provision to dominate the development, which was one of the Conservation and Design Officer's concerns.

Regarding the arboricultural report from Capita, we attach a copy of a response from our arboriculturalist at Lowther Forestry. He feels that W1 and T5 are unlikely to be affected by the development for the reasons stated. Regarding T1, he rightly points out that a driveway has historically passed under the tree, close to the stem, and that there are cellular confinement systems that will protect the tree roots from the effects of the proposed development.

The position of the access to the site, together with the house fronting onto High House Road, means that it is not really possible to have a driveway that is not close to T1.

We hope that the above response is sufficient to demonstrate that the proposals can be accommodated on the site without compromising the condition and lifespan of tree T1.

Regards,

Mike

Michael Podmore

Architect

for and on behalf of

Day Cummins Limited - Chartered Architects - Chartered Surveyors - Corporate Members of APS

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