Drainage Note

1. The wider site (cul-de-sac) has approval for 7 dwellings, a number of which have already been built and are occupied. The key applications are as follows:

   4/14/2214/0O1 – Outline application for the erection of 8 detached dwellings and one detached garage – Approved.

   4/16/2339/0R1 – Reserved matters application for access, plot layout, surface and foul water drainage – Approved.

   4/17/2379/0R1 – Reserved matters application for scale and appearance of houses for plots 1, 3, 6 & 8 and proposed landscaping – Approved.

2. Conditions 3 and 4 were attached to application reference 4/16/2339/0R1. These conditions read as follows:

   The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted drawing of "Proposed Drainage Layout and Manhole Construction Details", ref: K32716/A1/11 Rev B dated 13th December 2016 which was prepared by R.G. Parkins & Partners LTD. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 6.5 l/s into the combined sewer. The development shall be completed in accordance with the approved details and maintained at all times thereafter.

   The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the following approved documents:

   - Sustainable Drainage Maintenance & Management Plan on behalf of Bay View Close RTM Company Limited for Bay View Close, Millom – Rev C (amended), received by the Local Planning Authority on the 18th August 2021.

- Proof of Right to Manage Co, received by the Local Planning Authority on the 21st July 2021.

3. The approved drainage plan, which has been implemented, is included for reference along with a Geotechnical Report, which references drainage in paragraph 7.3.
4. It was always the intention that all 7 approved dwellings would connect to this communal infrastructure.
5. The original approval is still extant, such that plot 1 could be built and connect to the existing drainage infrastructure without needing planning approval.
6. The applicant, however, wants to amend the design and siting of the approved dwelling for plot 1. The proposal will still be broadly in line with the original scheme. It is only because of the complex planning history (two reserved matters applications and multiple applications since to vary conditions) that a full application has been submitted rather than s73 applications to vary the previously approved scheme.
7. Two plans are included, Plot Drainage Layout and Site Drainage Layout, which demonstrate how plot 1 will connect to the drainage infrastructure already installed in the private cul-de-sac.
8. It is hoped that a pragmatic and sensible view can be taken, allowing plot 1 to connect to the existing infrastructure rather than requiring the applicant to start from scratch and provide a separate drainage system when there is already approved infrastructure in place.