

Arlecdon Farm Barn Compliance With Planning Condition No. 5

Date: 29 September 2026

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Ref: Application No: 4/25/2270/0F1

**Conversion Of Barn To Dwelling
Barn At Arlecdon Farm, Arlecdon.**

Surface Water Drainage Scheme & Maintenance Plan

In accordance with Planning Approval **4/25/2270/0F1 Condition No. 5** regarding the full details of the **Surface Water Drainage Scheme**, please find included block plan indicating existing drains & soakaway, and new surface water drain runs, bottle gulleys and manholes.

During a surface water drain survey by SK Drainage Solutions 18th July 2024, it was found that the original rainwater removal system to the rear of Arlecdon Farm Farmhouse, which includes the Barn Conversion, had become compromised over time, collapsed in places and fully silted up in others.

This New Surface Water Drainage Proposal will include replacement of original clay pipes with new 110mm plastic pipes with multiple access points for rodding/jetting maintenance.

To the rear of the Farmhouse and for the Barn Conversion, the existing Silt Trap & Soakaway, located in the field adjacent to Arlecdon Farm will be utilised. Two new inspection manholes will be added to allow for periodic inspection of the system, camera surveys and jetting in order to maintain unrestricted flow to the existing soakaway.

New Bottle Gulleys & Manholes will give rodding access to modern jetting systems and an annual maintenance jetting is proposed.

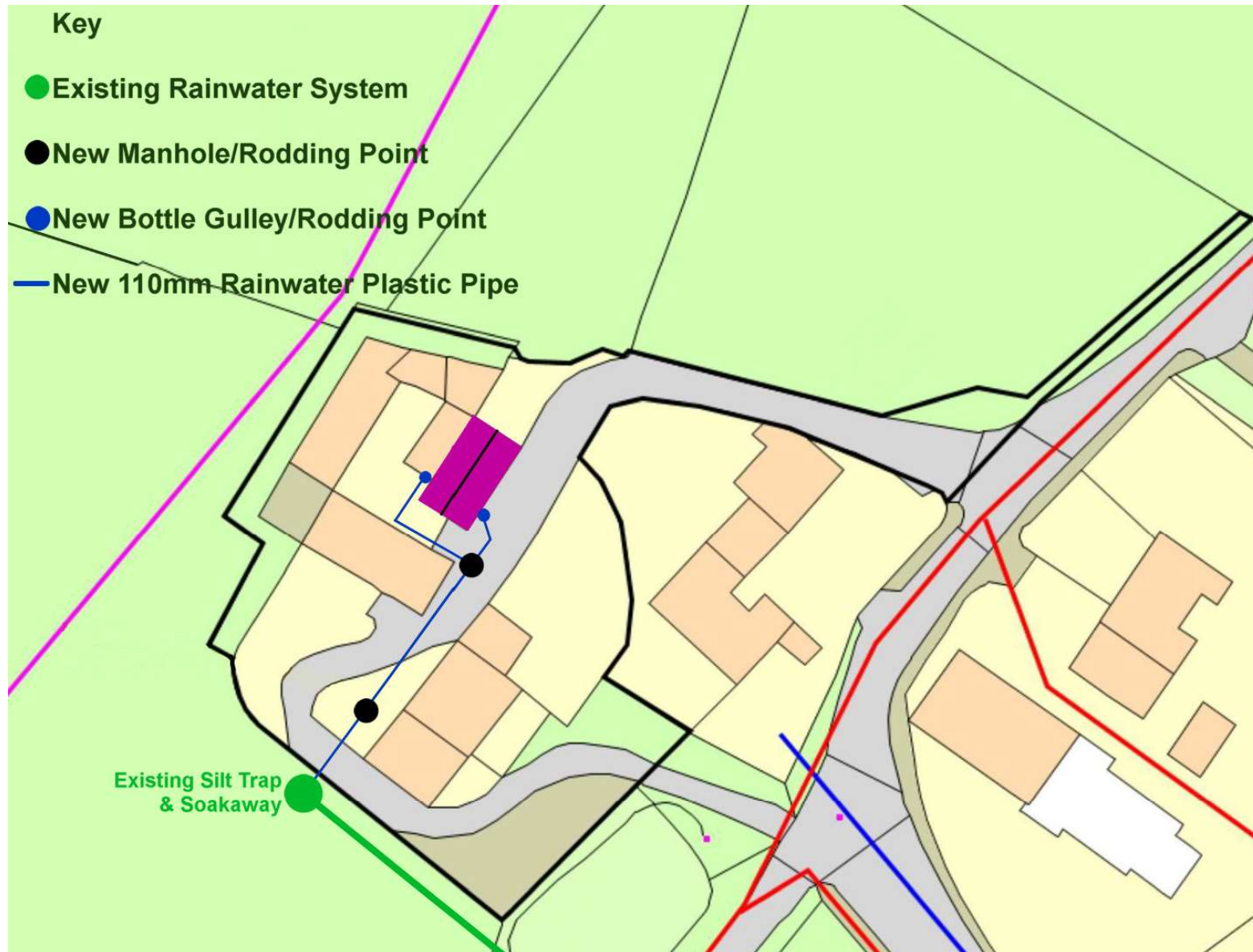
As shown on the proposed plan, rainwater from the New Front Porch Roof will join the existing drain run at the front of the Farmhouse.

For Info: The Householder at Arlecdon Farm and any successors in title, have unrestricted rights to access and maintain the surface water system and soakaway, as written into the deeds.

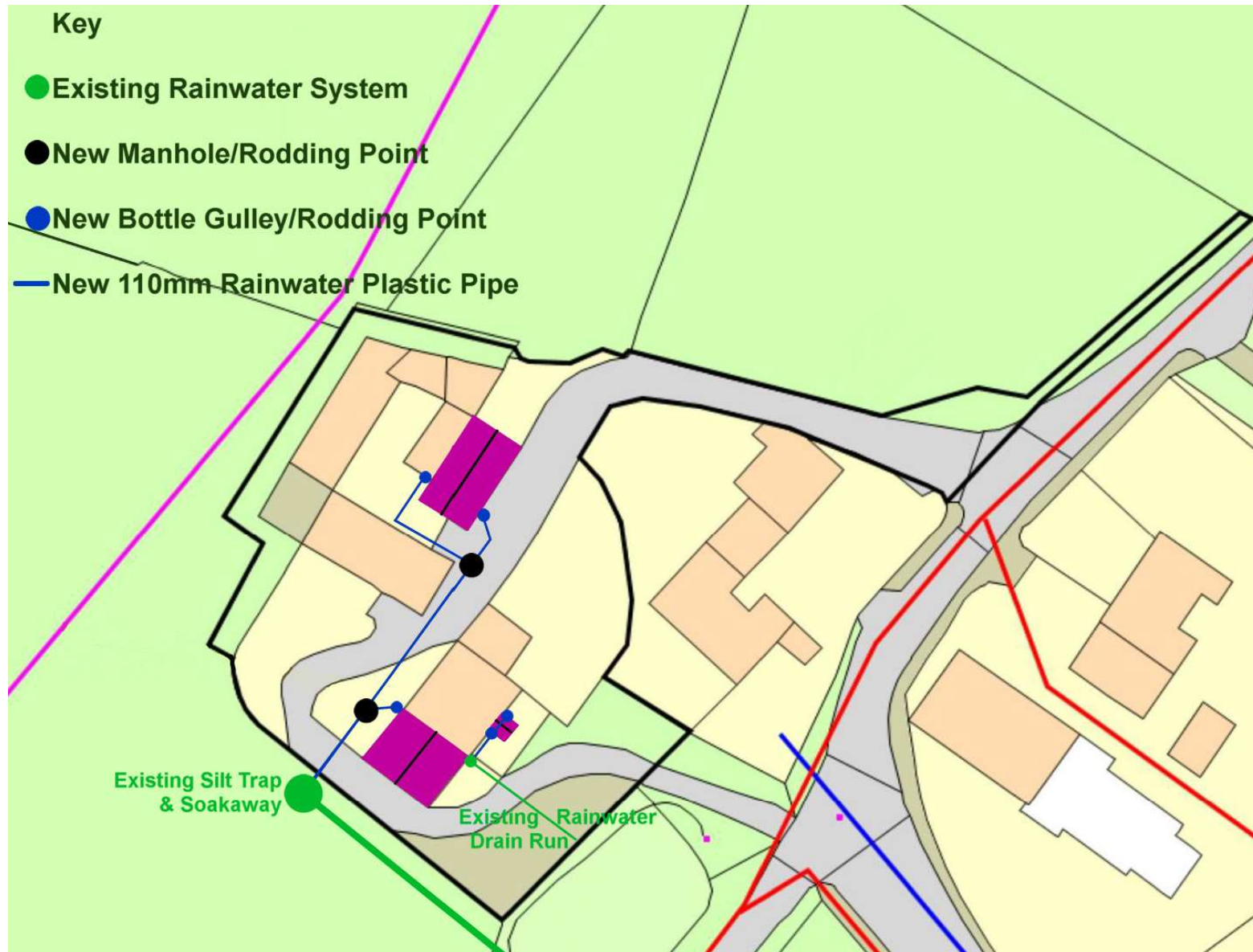
An extract from the Title Deed is included.

NB. This proposal is not too dissimilar to the Surface Water Drainage Scheme proposed in previous Planning Condition Discharge Application 19th May 2019 (see below) with Planning Condition Discharged in letter dated 27th June 2019.

Surface Water Drainage Scheme, Application No: 4/25/2270/0F1 Condition No.5, Arlecdon Farm Barn



Surface Water Complete Drainage Scheme, Arlecdon Farm Farmhouse & Farm Barn Combining Application No's 4/25/2269/0F1 & 4/25/2270/0F1 Condition No.5



Extract From Arlecdon Farm Title Deed

12.1.3 'Service Media' means all drains sewers pipes wires cables soakaways and any other conducting media for the purpose of supplying and/or removing water soil gas electricity telecommunications and all other services and supplies

12.1.4 'Transferee' means the Transferee so named in this transfer or where the context so admits its successors in title and assigns

12.1.5 'Transferor' means the Transferor so named in this transfer or where the context so admits its successors in title and assigns

Rights granted for the benefit of the property

12.2 The Transferor grants to the Transferee for the benefit of the Property the following rights:

12.2.1 a right to the free passage and running of water soil gas electricity telecommunications and all other services and supplies through any Service Media now or in the future laid on over under or through the Retained Land in so far as the same now benefit and serve the Property, subject to paying a fair and reasonable proportion of the cost of inspecting cleansing repairing maintaining and where necessary replacing the same;

12.2.2 a right to enter upon the Retained Land (but only after giving the Transferor reasonable prior notice) together with workmen tools and machinery in order to inspect cleanse repair maintain and where necessary replace the Service Media referred to in clause 12.2.1, subject to making good any damage caused to the Retained Land

Reference:

From Previous Planning Condition Discharge Application No: 4/16/2104/0F1 Dated 19th May 2019
Planning Condition Discharged In Letter Dated 27th June 2019

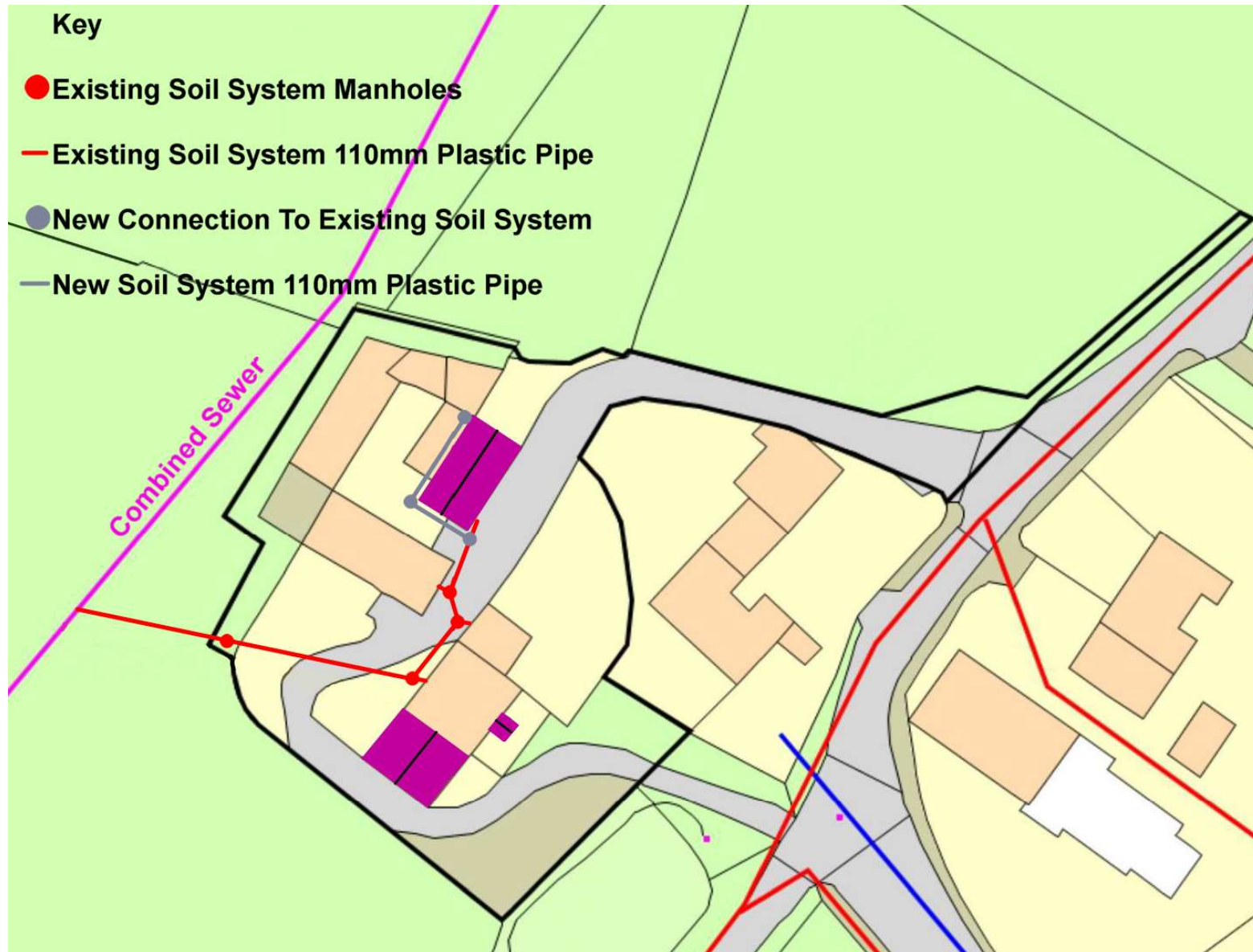


COMPLIANCE WITH PLANNING CONDITIONS

C H I T E C T U R A L S E R V I C E S

MARTIN COTTELL

Reference:
Existing Soil System & New Soil Connections, Arlecdon Farm Farmhouse & Barns



Reference:
Existing Soil System Connections, Arlecdon Farmhouse & Barns

