

Mr & Mrs D Catley
21 Egton Road
Aislaby
Whitby
YO21 1SU

NYMNPA

14/12/2018

BY EMAIL

12th December 2018

Dear Mr & Mrs Catley

Project No. 5126

Ref: Extension and Alterations, 21 Egton Road, Aislaby, Whitby – Drainage Report

Introduction

Planning approval for above ref: NYM/2017/0374/FL dated 17th July 2017 contains a number of planning conditions. Condition 7 states that:

'No work shall commence on the excavation works to install the drainage to serve the development hereby permitted until full details of the proposed means of surface water drainage are submitted and approved by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.'

This letter report and the enclosed drawings provides details of the proposed surface water drainage scheme which should be sufficient for the Local Planning Authority to discharge the planning condition.

Site Description

The site is located on the south side of Egton Road and covers an area of approximately 1450m². The site falls relatively steeply from Egton Road to the southern boundary. Levels at Egton Road are around 159m and levels on the southern boundary are around 153m. The gradient across the site is approximately 1 in 6 (16.7%). There is a retaining wall to the southern boundary with ground levels 152m at the southern side of the wall with the land in the open field falling away at 1 in 4 (25%) towards the River Esk approximately 1km to the south.

Existing Drainage

There does not appear to be an existing formal surface water drainage system serving the site. Rainwater falling on the external surfaces appears to run off over the southern boundary. The existing dwelling has gutters and rainwater pipes. It is unclear whether they discharge to the surface, a surface water pipe or are connected to the foul drainage system.

With a steeply sloping site, the majority of rain falling on the site will discharge over the southern boundary. At the Building Regulations Part H design run-off rate of 0.014l/s/m², the existing peak discharge off the site could be as high as 20l/s.

There is an existing foul drainage system serving the site. There is an inspection chamber to the rear of the building which then has a discharge pipe running over the southern boundary. Sewer record drawings were obtained from Yorkshire Water Services Ltd. The record drawings show that there is a combined sewer in Egton

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Company Secretary: H.L.Gilman B.A.(Hons).

Registered in England. Registration Number: 5337463 V.A.T. Registration Number: 852 7676 88



The Institution
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Road in front of the property which flows east to west for about 100m before turning south to the west of 'The Vicarage' and flowing west to east at the rear of the properties. There is a pumping station some 50m from the southern boundary of the site from where a rising main pumps sewage north towards the property before turning east just beyond the rear boundary of the properties on Egton Road. It is assumed that the foul pipe leaving the site discharges to the pumping station to the rear of the property.

There are no surface water sewers shown on the record drawings.

There is a watercourse shown on the Ordnance Survey Plans which originates as a spring some 50m from the southern boundary.

Proposed Surface Water Drainage

The existing surface water drainage system is typical of many existing developments allowing un-attenuated flows to discharge directly from the site.

Where new developments are proposed, Local Planning Authorities require that Sustainable Drainage systems are installed. Where existing developments are altered and modified, Local Planning Authorities usually look for developers, where practical, to improve the existing system and if practical reduce the peak discharge off the site.

Following the hierarchy of drainage in Building Regulations the preference for disposal of surface water is infiltration, watercourse, surface water sewer and combined sewer.

With the steeply sloping site and the anticipated ground conditions it unlikely that disposal by infiltration will be feasible. There are no surface water sewers within the vicinity of the site.

Even if the existing site discharges surface water to the combined sewerage system it is unlikely that Yorkshire Water will want this practice to continue. Therefore, a system which mimics the natural drainage of the site is proposed.

It is proposed to drain the surface water from the new garage and the eastern half of the building via pipes to the rear of the building. The paved surround to the building will be constructed in permeable blocks with a permeable sub base. Rainwater pipes from the western half of the building will discharge onto the permeable paving. The rainwater pipes will have shoes to direct flow away from the building.

Attenuation will be provided in the permeable sub-base to the paving and in a row of cellular crates installed to the rear of the retaining wall. Drainage from the cellular units will be provide by a number of evenly spaced 25mm diameter weep holes through the retaining wall to the lower land beyond. The surface water will then flow naturally over the surface at a slow rate until intercepted by the watercourse to the south.

Due to space restrictions where the building protrudes out and along-side the foul drain, the cellular crates will be replaced with pea gravel or type 3 sub-base with a perforated pipe connecting the two sets of cellular crates.

Details of the proposed system are shown on drawing 5126/010 and sewer records are enclosed.



We consider that the proposed system provides a practical sustainable way of providing sustainable drainage to an existing site which reduces the risk of flooding elsewhere in the catchment.

We trust you find the foregoing satisfactory and if you require any further explanation, please contact us.

Yours sincerely

Andrew Footitt I.Eng, A.M.I Struct.E.

For and on behalf of Steve Gilman Design Ltd

YORKSHIRE WATER PROTECTION OF MAINS AND SERVICES











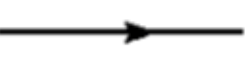


1. The position of Yorkshire Water Services Ltd (YWS) apparatus shown on the existing mains record drawing(s) indicates the **general** position and nature of our apparatus and the accuracy of this information cannot be guaranteed. Any damage to YWS apparatus as a result of your works may have serious consequences and you will be held responsible for all costs incurred. Prior to commencing major works, the exact location of apparatus must be determined on site, if necessary by excavating trial holes. The actual position of such apparatus and that of service pipes which have not been indicated must be established on site by contacting the Customer Helpline on 0845 124 24 24 for both water and sewerage.
2. The public sewer and water network is lawfully retained in its existing position and the sewerage and water undertaker is entitled to have it remain so without any disturbance. The provisions of section 159 of the Water Industry Act 1991 provides that the undertaker may "inspect, maintain, adjust, repair or alter" the network. Those rights are given to enable the undertaker to perform its statutory duties. Any development of the land or any other action that unacceptably hindered the exercise of those rights would be unlawful. The provisions contained in Section 185 of the Water Industry Act 1991 state that where it is reasonable to do so, a person may require the water supply undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed change of use of the land. The provisions contained in Section 185 also require the person making the request to pay the full cost of carrying out the necessary works.
3. Ground levels over existing YWS apparatus are to be maintained. Sewers in highways will **generally** be laid to give 1200mm of cover from finished ground level working to kerb races, other permanent identification of the limits of the road or to an agreed line and level. Substantial increases or decreases to this 1200mm depth of cover will result in the sewer being re-laid at your expense. Water mains and services will **generally** be laid with a minimum of 750mm depth of cover however some mains and services usually those installed over 50 years ago may have less ground cover.
4. If surface levels are to be decreased / increased significantly the effects on existing water supply apparatus will be carefully considered and if any alterations are necessary, the costs of the alterations will be recharged to you in full. Outlets on fire hydrants must be no more than 300mm below the new levels and all surface boxes must be adjusted as part of the scheme.
5. To enable future repair works to be carried out without hindrance; any pipe, cable, duct, etc. installed parallel to a water main or service pipe should not be installed directly over or within 300mm of a water main or service pipe or 1000mm of a waste water asset. Where a pipe, cable, duct, etc. crosses a main or service it should preferably cross perpendicular or at an angle of no less than 45° and with a minimum clearance of 150mm. These requirements apply to activities within an existing highway and are relevant to the installation of pipes, cables, ducts, etc. up to and including 250mm in diameter (*see illustration below*). Necessary protection measures for installations greater than 250mm in diameter and/or in private land will need to be agreed on an individual basis. Installations within a new development site must comply with the National Joint Utilities Group publication Volume 2: NJUG Guidelines On The Positioning Of Underground Utilities Apparatus For New Development Sites.
6. All excavation works near to YW apparatus should be by hand digging only.
7. Backfilling with a suitable material to a minimum 300mm above YW apparatus is required.
8. Adequate support must be provided where any works pass under YW apparatus.
9. Jointing chambers, lighting columns and other structures must be installed in such a way that future repair or maintenance works to YW apparatus will not be hindered.
10. Apparatus such as; railings, sign posts, etc. must not be placed in such a way that they prevent access to or full operation of controlling valves, hydrants or similar apparatus. YWS surface boxes must not be covered or buried. Any adjustment, alteration or replacement of manhole covers must be agreed on site prior to the commencement of the works with a YWS Inspector who may be contacted via our Call Centre on 0845 124 24 24.
11. Explosives shall not be used within 100 metres of any Yorkshire Water Services apparatus or installations.
12. Vibrating plant should not be used directly over any apparatus. Movement or operation by vehicles or heavy plant is not to be permitted in the immediate vicinity of YWS plant or apparatus unless there has been prior consultation and, if necessary, adequate protection provided without cost to YWS.
13. **Under no circumstances** should thrust boring or similar trenchless techniques commence until the actual position of the Company's mains/services along the proposed route have been confirmed by trial holes.
14. Any alterations to the highway should be notified following the procedures outlined in the New Road and Street Works Act 1991 Code of Practice; Measures Necessary Where Apparatus Is Affected By Major Works (Diversions Works).

15. You will be held responsible for any damage or loss to YWS apparatus during and after completion of work, caused by yourselves, your servant or agent. Any damage caused or observed to YWS plant or apparatus should be immediately reported to YWS. Should YW incur any costs as a result of non-compliance with the above, all costs will be rechargeable in full.
16. You should ensure that nothing is done on the site to prejudice the safety or operation of YWS employees, plant or apparatus.
17. In accordance with the New Roads and Street Works Act 1991, Chapter 22, Part 3, Section 80. The location of any identified YW asset "*which is not marked, or is wrongly marked, on the records made available*" should be communicated back to Yorkshire Water. The location of the apparatus should be identified on copies of the supplied plans which should be returned to Yorkshire Water (Asset Records Team) with photographic supporting evidence where possible.
18. The Government has decided that responsibility for private sewers serving two or more properties and lateral drains (the section of pipe beyond the boundary of a single property, connecting it to the public sewer) will be transferred to the water companies on Oct 1 2011. Private pumping stations will also transfer during the period 1 October 2011 – 1 Oct 2016. Records of these assets may not yet be shown on the existing mains record drawing(s). If you encounter any of these assets you must inform Yorkshire Water Services Ltd (YWS).
19. Please note that the information supplied on the enclosed plans is reproduced from Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number 1000019559.
20. This information is for guidance only and the position and depth of any YW apparatus is approximate only. Likewise, the nature and condition of any YW apparatus cannot be guaranteed. YW has no responsibility for recording the locations of privately owned apparatus. As of 1 October 2011, there may be some lateral drains and/or public sewers which are not documented on YW records but may still be present. For the avoidance of doubt, this information is not a substitute for appropriate professional and/or legal advice. YW accepts no responsibility for any inaccuracy or omissions in this information. The actual position of YW apparatus must be determined on site by excavating trial holes by hand. YW requires a minimum of two working days' written notice of the intention to excavate any trial holes before any excavation can be undertaken. If there are any queries in this respect please contact Yorkshire Water on 0345 124 24 24.







Property Identifier

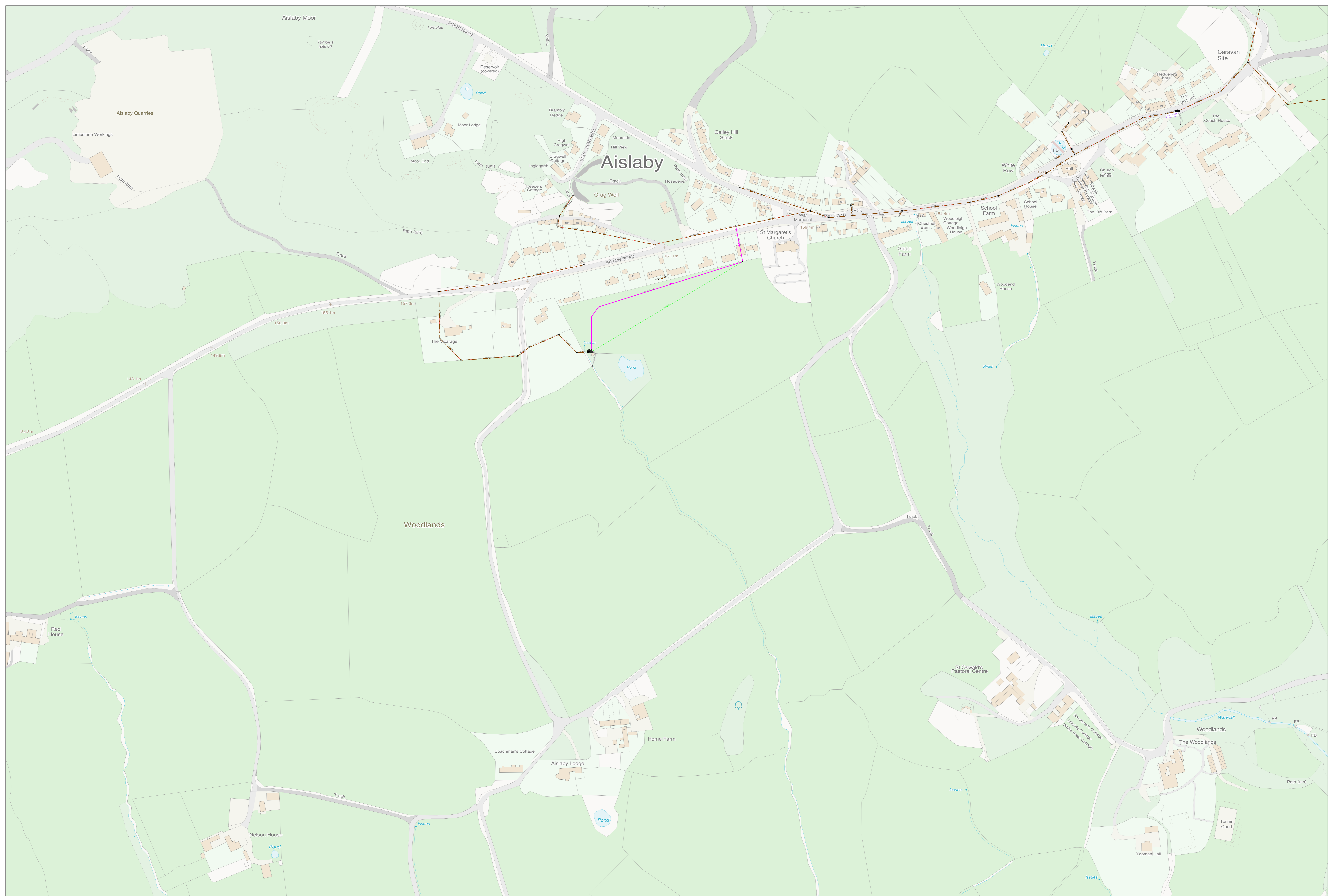


Sewer Legend

| | | | |
|---|--|---|-------------------------------------|
|  | Combinded Sewer |  | S24 Combinded Sewer |
|  | Surface Water Sewer |  | S24 Surface Water Sewer |
|  | Foul Sewer |  | S24 Foul Sewer |
|  | Section 104 Sewer |  | Rising Main |
|  | Overflow |  | Abandoned Sewer |
|  | Syphon Sewer & Vacuum Sewer | | |
|  | Pumping Station |  | Public Sewer Treatment Works |

Water Legend

| | |
|---|--------------------------------|
|  | Water Main 4" and below |
|  | Water Main 4" and above |
|  | Raw Water Main |
|  | Private Water Main |
|  | Fire Hydrant |
|  | Pumping Station |



**Town and Country Planning Act 1990
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for
Permission to Carry out Development**

To: Mr & Mrs Catley
c/o Ellis Healey Architecture
fao: Mr Glen Reid
Unit 01/04 Tower Works
Globe Road
Leeds
LS11 5QG

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The above named Authority being the Planning Authority for the purposes of your application validated 23 May 2018, in respect of proposed development for the purposes of **alterations, raising of roof height and construction of side extension following removal of existing summerhouse and greenhouse together with construction of detached double garage with office space above (revised scheme to NYM/2017/0374/FL)** at **21 Egton Road, Aislaby** has considered your application and has **granted** permission for the proposed development subject to the following conditions:

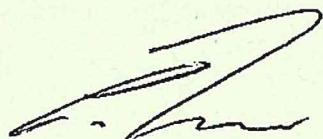
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

| Document Description | Document No. | Date Received |
|------------------------|--------------|---------------|
| Site Plan as Proposed | 1817 PL 104D | 31 May 2018 |
| Roof Plan as Proposed | 1817 PL 105D | 31 May 2018 |
| Elevations as Proposed | 1817 PL 111C | 31 May 2018 |
| Elevations as Proposed | 1817 PL 110C | 31 May 2018 |
| GA Plans as Proposed | 1817 PL1096D | 31 May 2018 |

NB. notwithstanding the elevations shown on plan please see Condition 8 below with regard to the guttering on the proposed garage.
or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. This permission has been granted in accordance with the details specified in the survey prepared by BHD Partnership received on 19 May 2017 in relation to approval NYM2017/0374/FL and the updating letter from Steve Gilman Design Ltd dated 8 June 2018 which accompanies this application. More extensive works of demolition and rebuilding that do not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no additional windows shall be inserted in the western elevation of the extension hereby permitted without a further grant of planning permission being obtained from the Local Planning Authority.

Continued overleaf/conditions



Mr C M France
Director of Planning

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Date ... 19 JUL 2018

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5. The finish of the walls to be rendered shall be Parex Decorative Render in G50 Ash Grey with a medium scraped finish and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.
6. No work shall commence on the construction of the roof of the development hereby permitted until details of the type of slate, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof slate used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
7. No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. Notwithstanding the submitted plans the guttering to the garage hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.
10. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the hardsurfacing to be utilised on the site have been submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
11. No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed around each tree or tree group to be retained, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height (or of a specification to be agreed) and shall be positioned at a distance from the trunk as set out in accordance with guidance given in British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone.
The protective fencing around each Tree Protection Zone shall not be removed or repositioned for the full duration of the development hereby approved without the prior written consent of the Local Planning Authority.

Continued overleaf/Informative



Mr C M France
Director of Planning

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Date 19 JUL 2018

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Informative

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
4. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
- 5, 7 & 8 For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
9. To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
10. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.
11. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

Continued overleaf/Reasons for conditions



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Director of Planning

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19 JUL 2018

Date

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Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal to improve the massing and materials, so as to deliver sustainable development.

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Mr C M France
Director of Planning

Date 19 JUL 2018

Rights of Appeal

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State of Department of Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice (12 weeks in the case of a minor commercial application). The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so using a form which you can get from the Secretary of State at:

Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 00 00) or online at www.planningportal.gov.uk/planning/appeals

Notes

1. Please note, only the applicant possesses the right of appeal.
2. No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.
3. In your own interests your attention is particularly drawn to the conditions under which approval has been given to your proposals. Failure to comply fully with the conditions could lead to enforcement action resulting in work already done being demolished or prosecution in Magistrates' Court.
4. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
5. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.