Development Control
Gloucester City Council
PO Box 3252, Gloucester, GL1 9FW
01452 396396
development.control@gloucester.gov.uk
www.gloucester.gov.uk/planning

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 83

Suffix:

Property Name:

Address Line 1: Grange Road

Address Line 2:

Address Line 3: Gloucestershire

Town/city: Gloucester

Postcode: GL4 0PT

Description of site location must be completed if postcode is not known:

Easting (x): 382407

Northing (y): 214833

Description

Applicant Details

Name/Company

Title

MRS

First name

JO-DEAN

Surname

O'MALLEY

Company Name

UPTON BUILDERS DEVELOPMENTS

Address

Address line 1

35B CHURCHFIELD ROAD

Address line 2

UPTON ST LEONARDS

Address line 3

Town/City

GLOUCESTER

Country

Postcode

GL4 8BA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

MRS

First name

JO-DEAN

Surname

O'MALLEY

Company Name

UPTON BUILDERS DEVELOPMENTS LTD

Address

Address line 1

35B CHURCHFIELD ROAD

Address line 2

UPTON ST LEONARDS

Address line 3

Town/City

GLOUCESTER

Country

United Kingdom

Postcode

GL48BA

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Condition 11
The development shall be constructed in accordance with the drainage details in the Drainage Strategy and Suds management Plan received 23rd June 2020 and storage trench diagram, Suds maintenance plan, exceedance plan and drainage layout (drawing 1129-C-EW1) received 24th August 2020

Reference number

20/00031/FUL

Date of decision (date must be pre-application submission)

15/01/2020

Please state the condition number(s) to which this application relates

Condition number(s)

condition 2 and condition 11

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

24/07/2021

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Engineer conducted a perculation test which has confirmed a soakaway is suitable.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

A sufficiant soakway has been designed by the Civil and Structural Engineers

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

⊘ The Applicant
◯ The Agent

Title

MRS

First Name

JO-DEAN

Surname

O'MALLEY

Declaration Date

07/04/2022

☑ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

JO-DEAN O'MALLEY

Date

08/04/2022

[redacted]
Date: 7 February 2022 at 16:07:38 GMT
[redacted]
[redacted]
Subject: F.A.O. [redacted]. S106 application: Land rear of 81. 83 & 85 Grange Road, Tuffley

ST Classification: OFFICIAL PERSONAL

Dear [redacted], I hope you are well.

I am the Senior Evaluation Technician who is currently undertaking a capacity check of your proposed connection at the above address.

Having reviewed the information on file, I note you wish to discharge rainwater into our combined network. STW are now taking a harder stance on what flows we allow into our foul & combined sewers as part of STW's policy to protect people & the environment from future pollution & flooding. Under the Water Industry Act 1991, there is no right to discharge rainwater into the combined sewer, and as such it is at the discretion of STW. Acceptance of surface water into a foul sewer is not only unsustainable because of the need to convey/treat rainwater but it also takes away existing capacity which could constraint the connection of foul flows on future developments. Our records show reported flooding on Grange Road and that the network downstream surcharges on a monthly basis, which determines there are hydraulic issues on this network. Currently, we do not have capacity to accommodate storm water flows as such discharge will potentially impact the systems and will certainly have an effect on the existing houses.

Under the terms of Section H of the Building Regulations 2000, the disposal of surface water by means of soakaways should be considered as the primary method and that the site drainage should be discussed with the Local Lead Flood Authority with a view to implement suitable SUDs techniques to land soakaways or other land drainage systems prior to any consideration of discharges to public sewers being accepted.

Subject to the above, a review of the area shows that there is a 225mm surface water sewer network running adjacent to the combined network in Grange Road – please see sewer records attached for reference. From the information on file, this is noted as being approximately 40m away, which from STW view is within reasonable distance from the development to propose a connection. It is appreciated that financially this may not be viable, however STW will need to be fully satisfied that all sustainable options have been explored and exhausted before a combined connection is considered. We expect all surface water from the development to be drained in a sustainable way for the protection of people and the environment.

STW would ask that you explore the following:

Hierarchy:	Availability:	Y/N :	Verification:
Soakaways			
Discharge to watercourse/land drain/culverted watercourse			
Surface Water Sewer			
Highways Sewers			

As there is a surface water sewer within the vicinity of the site, we would determine that it is feasible to achieve a gravity connection into the **surface water network**. I note that the

proposed rate is 0.4 l/s, although low this would be acceptable to STW, but we would expect you to design the orifice to a standard that minimises the risk of potential blockages.

I look forward to your comments.

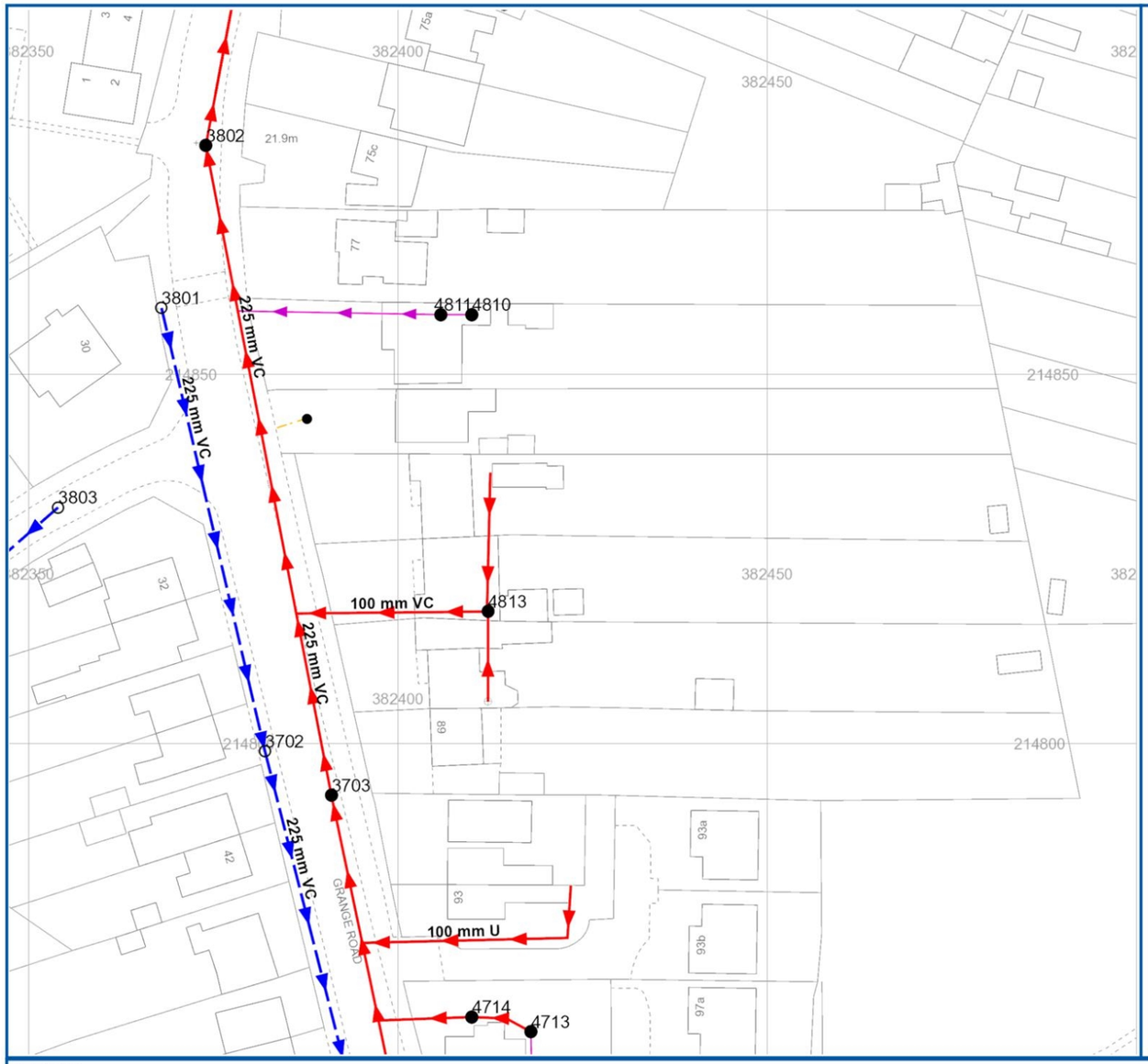
Kind Regards,

[redacted]

[redacted]

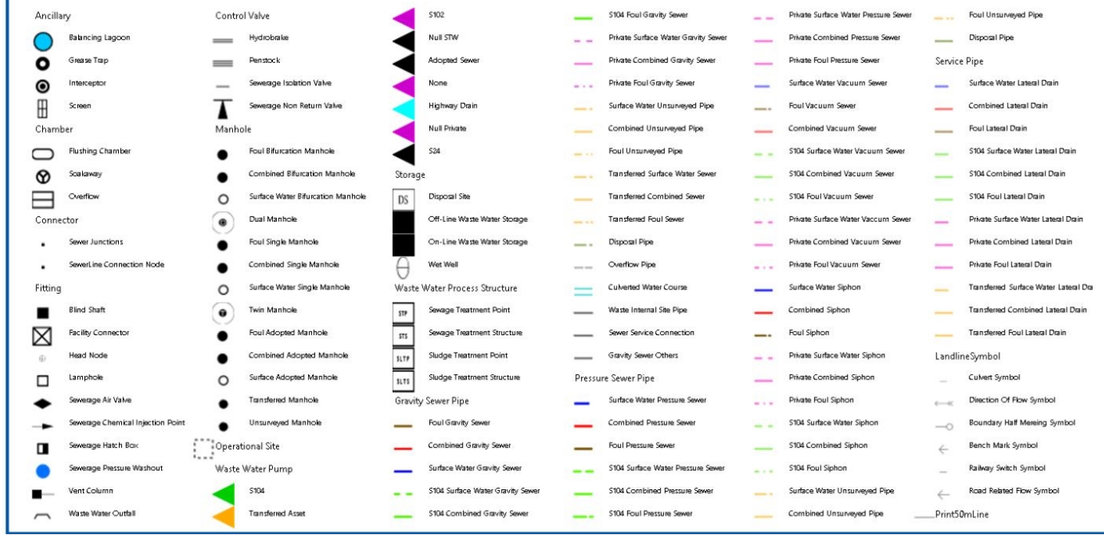
Network Solutions
Developer Services
[redacted]
[redacted]

https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/



Reference	Cover Level	Invert Level Upstream	Invert Level Downstream	Purpose	Material	Pipe Shape	Max Size	Min Size	Gradient	Year Laid
SO82144811	<UNK>	<UNK>	<UNK>	C	VC	C	<UNK>	<UNK>	0	31/12/1899 00:00:00
SO82144714	<UNK>	<UNK>	<UNK>	C	VC	C	100	<UNK>	0	31/12/1899 00:00:00
SO82144713	<UNK>	<UNK>	<UNK>	C	VC	C	100	<UNK>	0	31/12/1899 00:00:00
SO82144810	<UNK>	<UNK>	<UNK>	C	VC	C	<UNK>	<UNK>	0	31/12/1899 00:00:00
SO82144813	<UNK>	<UNK>	<UNK>	C	VC	C	100	<UNK>	0	31/12/1899 00:00:00
SO82143803	20.78	19.39	16.06	S	VC	C	150	<UNK>	19.15	31/12/1899 00:00:00
SO82143801	21.9699	20.68	19.78	S	VC	C	<UNK>	<UNK>	68.46	31/12/1899 00:00:00
SO82143702	21.52	19.78	18.71	S	VC	C	<UNK>	<UNK>	64.6	31/12/1899 00:00:00
SO82143703	21.34	18.18	17.91	C	VC	C	<UNK>	<UNK>	331.96	31/12/1899 00:00:00
SO82143802	22.0499	17.91	17.75	C	VC	C	<UNK>	<UNK>	203.5	31/12/1899 00:00:00
<UNK>	<UNK>	<UNK>	<UNK>	F	VC	<UNK>	<UNK>	<UNK>	<UNK>	23/01/2022 00:00:00

LEGEND



MATERIALS

- - NONE
- AC - ASBESTOS CEME
- BR - BRICK
- CC - CONCRETE BOX CULVERT
- CI - CAST IRON
- CO - CONCRETE
- CSB CONCRETE SEGMENTS (BOLTED)
- CSU - CONCRETE SEGMENTS (UNBOLTED)
- DI - DUCTILE IRON
- GRP - GLASS REINFORCED PLASTIC
- MAC - MASONRY IN REGULAR COURSES
- MAR - MASONRY RANDOMLY COURSED
- PE - POLYETHLENE
- PF - PITCH
- PP - POLYPROPYLENE
- PSC - PLASTIC STEEL COMPOSITE
- PVC - POLYVINYL CHLORIDE
- RPM - REINFORCED PLASTIC MATRIX
- SI - SPUN (GREY) IRON
- ST - STEEL
- U - UNKNOWN
- VC - VITRIFIED CLAY
- XXX - OTHER

CATEGORIES

- W - WEIR
- C - CASCADE
- DB - DAMBOARD
- SE - SIDE ENTRY
- FV - FLAP VALVE
- BD - BACK DROP
- S - SIPHON
- D - HIGHWAY DRAIN
- S104 - SECTION 104

SHAPE

- C - CIRCULAR
- E - EGG SHAPED
- O - OTHER
- R - RECTANGLE
- S - SQUARE
- T - TRAPEZOIDAL
- U - UNKNOWN

PURPOSE

- C - COMBINED
- E - FINAL EFFLUENT
- F - FOUL
- L - SLUDGE
- S - SURFACE WATER

Severn Trent Water Limited
Asset Data Management
PO Box 5344
Coventry
CV3 9FT
[redacted]

SEWER RECORD (Tabular)

O/S Map Scale: 1:750

This map is centred upon:

Date of Issue: 07-02-22

X: 382423.68 **Y:** 214828.67

Disclaimer Statement:

1 Do not scale off this Map.

2 This plan and any information supplied with it is furnished as a general guide, is only valid at the date of issue and no warranty as to its correctness is given or implied. In particular this plan and any information shown on it must not be relied upon in the event of any development or works (including but not limited to excavations) in the vicinity of SEVERN TRENT WATER assets or for the purposes of determining the suitability of a point of connection to the sewerage or distribution systems.

3 On 1 October 2011 most private sewers and private lateral drains in Severn Trent Water's sewerage area, which were connected to a public sewer as at 1 July 2011, transferred to the ownership of Severn Trent Water and became public sewers and public lateral drains. A further transfer takes place on 1 October 2012. Private pumping stations, which form part of these sewers or lateral drains, will transfer to ownership of Severn Trent Water on or before 1 October 2016. Severn Trent Water does not possess complete records of these assets. These assets may not be displayed on the map.

5 Ordnance Survey licence number: **100031673**

6 Document users other than SEVERN TRENT WATER business users are advised that this document is provided for reference purpose only and is subject to copyright, therefore, no further copies should be made from it.

CRM Stormflow Stormwater Management using the CIRIA 3D Method

Client:	ASH
Project:	Grangr Road
Location:	Gloucester
Catchment:	Roof Drive

Catchment Details:			
Buildings	430	m^2	x 95 %
Dense surfacing	680	m^2	x 90 %
Effective Area	1020.5	m^2	
Safety Factor against flooding =			5

Storage Details:		
Length	15	m
Width	15	m
Depth	.55	m
Porosity	30	%
Area Increase	0	%

Outflow Details:				
Infiltration rate	0.36	m/hr	Discharge rate	0 l/s

Rainfall Details:		
Return Period	100	years
r value	0.35	
M5-60	20	mm

Duration	M100-D mm	intensity m/hour
5 min	12.7	0.152
10 min	19.2	0.115
15 min	23.5	0.094
30 min	31.6	0.063
45 min	36.7	0.049
60 min	40.5	0.041
2 hours	50.0	0.025
4 hours	59.6	0.015
24 hours	90.6	0.004

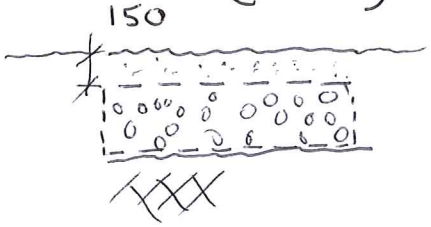
Results:	
Outcome:	Pass
Critical Storm Duration	48 min
Hmax	0.367 m
Time to half empty	42.7 min

(From site 1×10^{-5} m/s = 0.36 m/hr filtration)

Volume required = $15 \times 15 \times 0.367 = 82.5\ m^3$

* 40% = $115.5\ m^3$

∴ $15 \times 15 \times 0.55$ deep = $123.7\ m^3$ ✓
($225\ m^2$)



DRIVE 550mm clean gravel / stone. Geotextile layer to base, sides and top (150mm from surface)

Graph of Storm Duration against H_{max}
The graph shows utilization of the storage over a range of storm durations.

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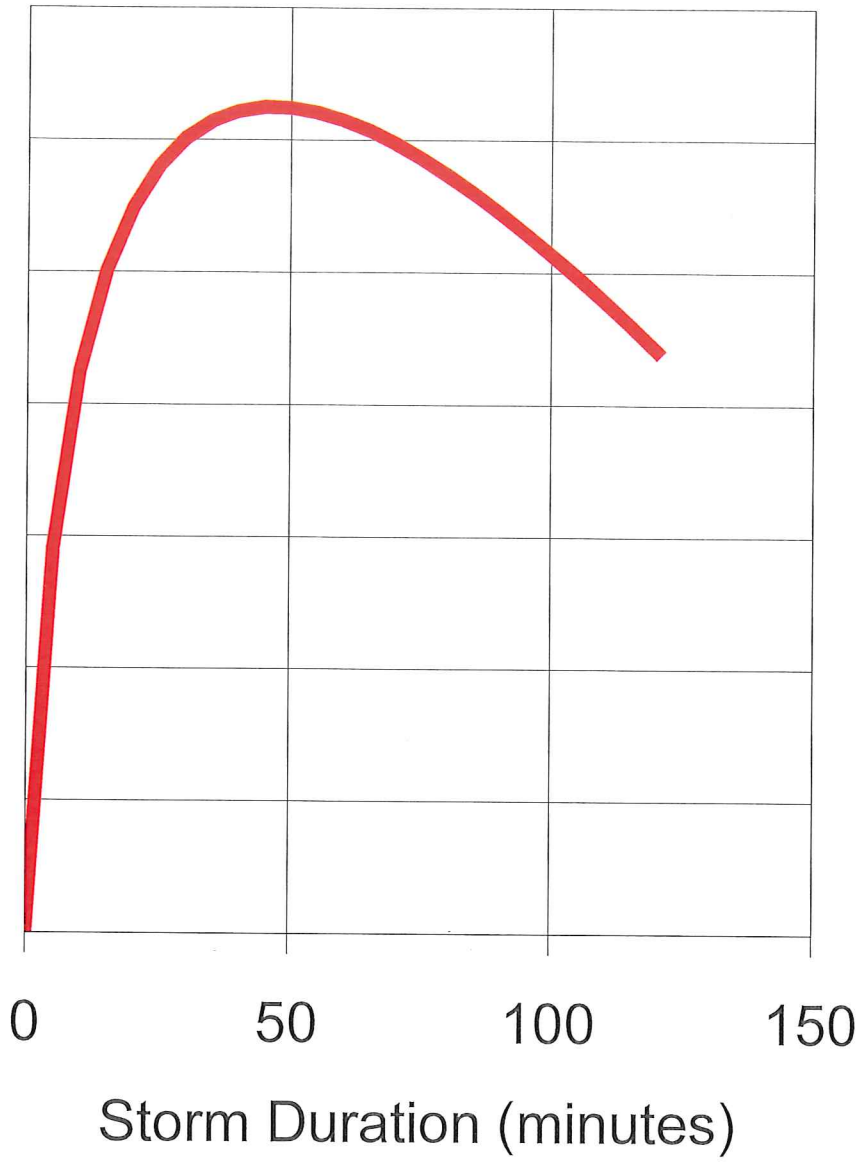

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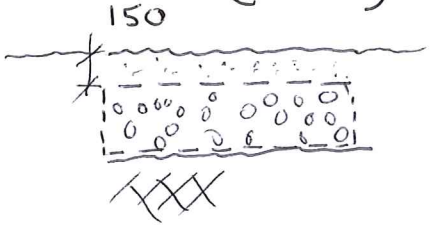

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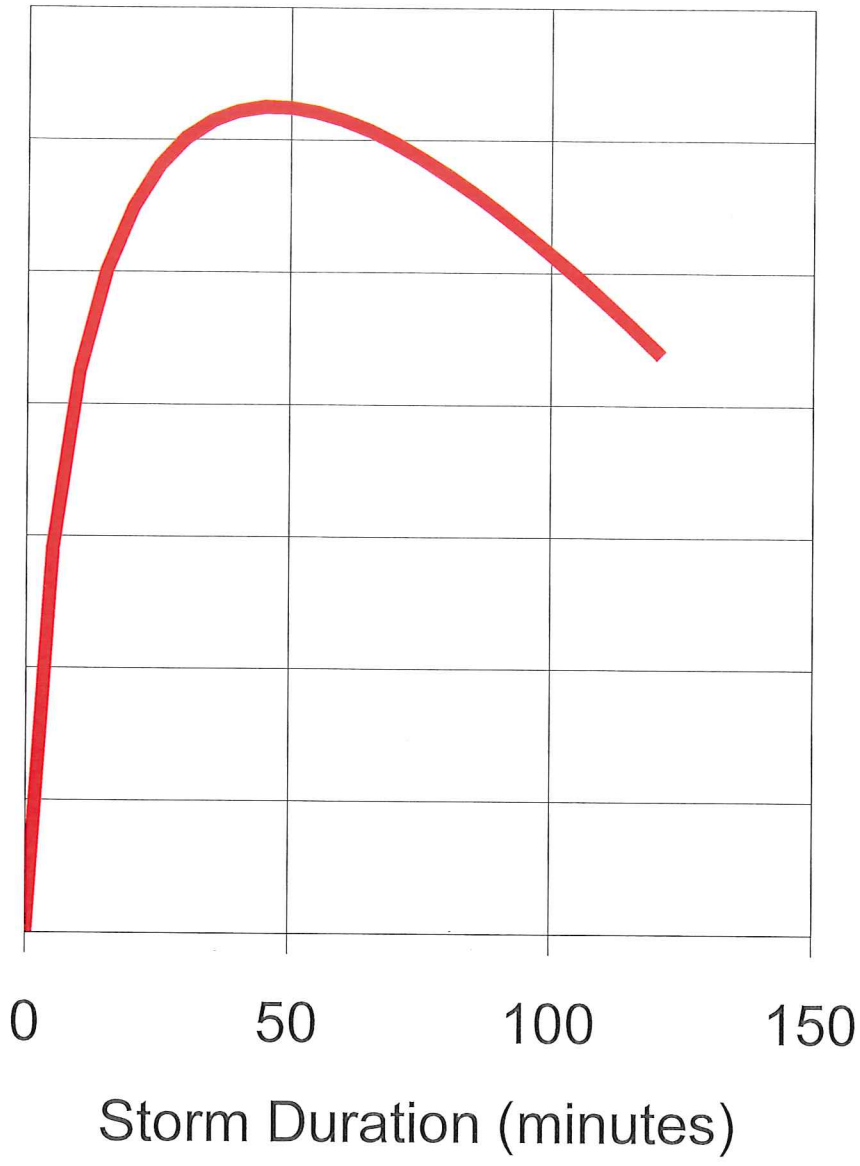

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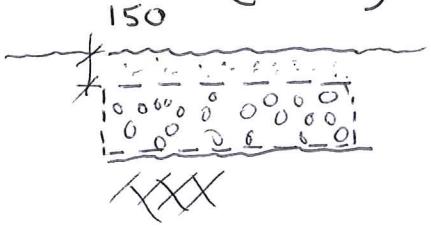

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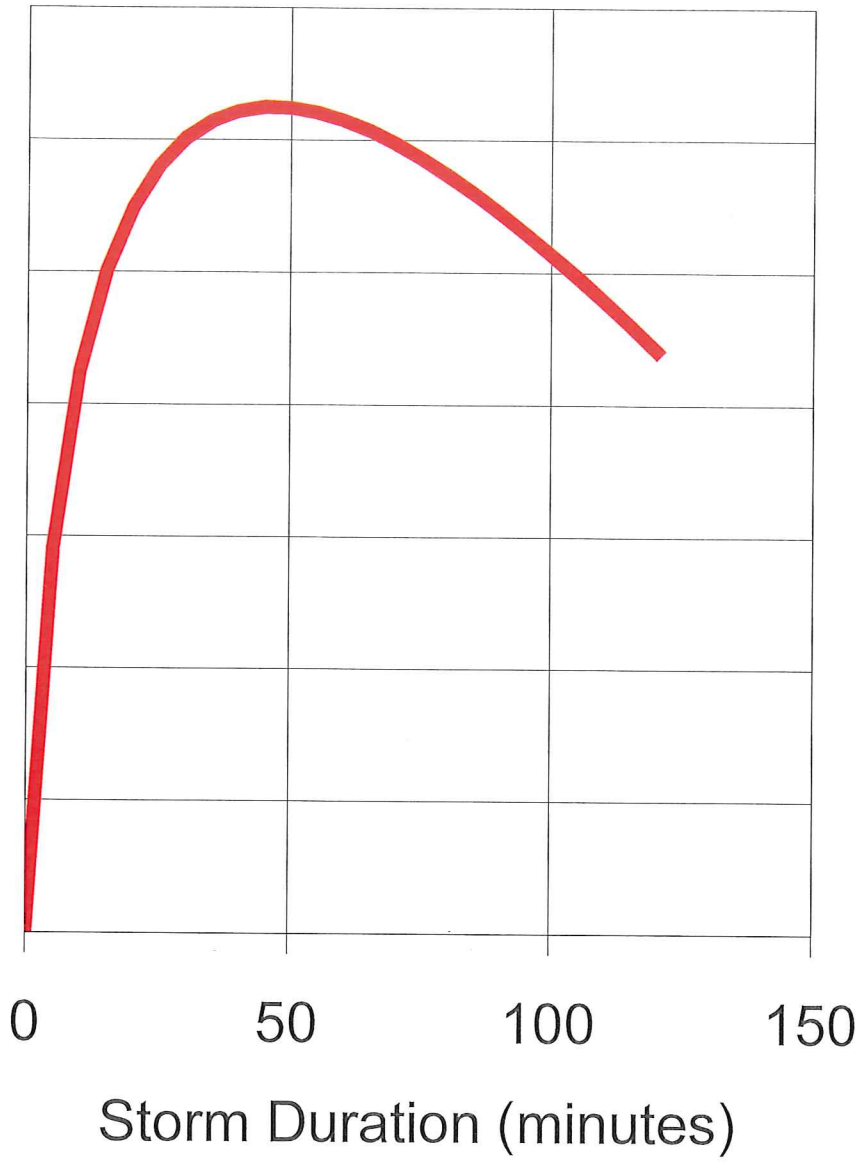
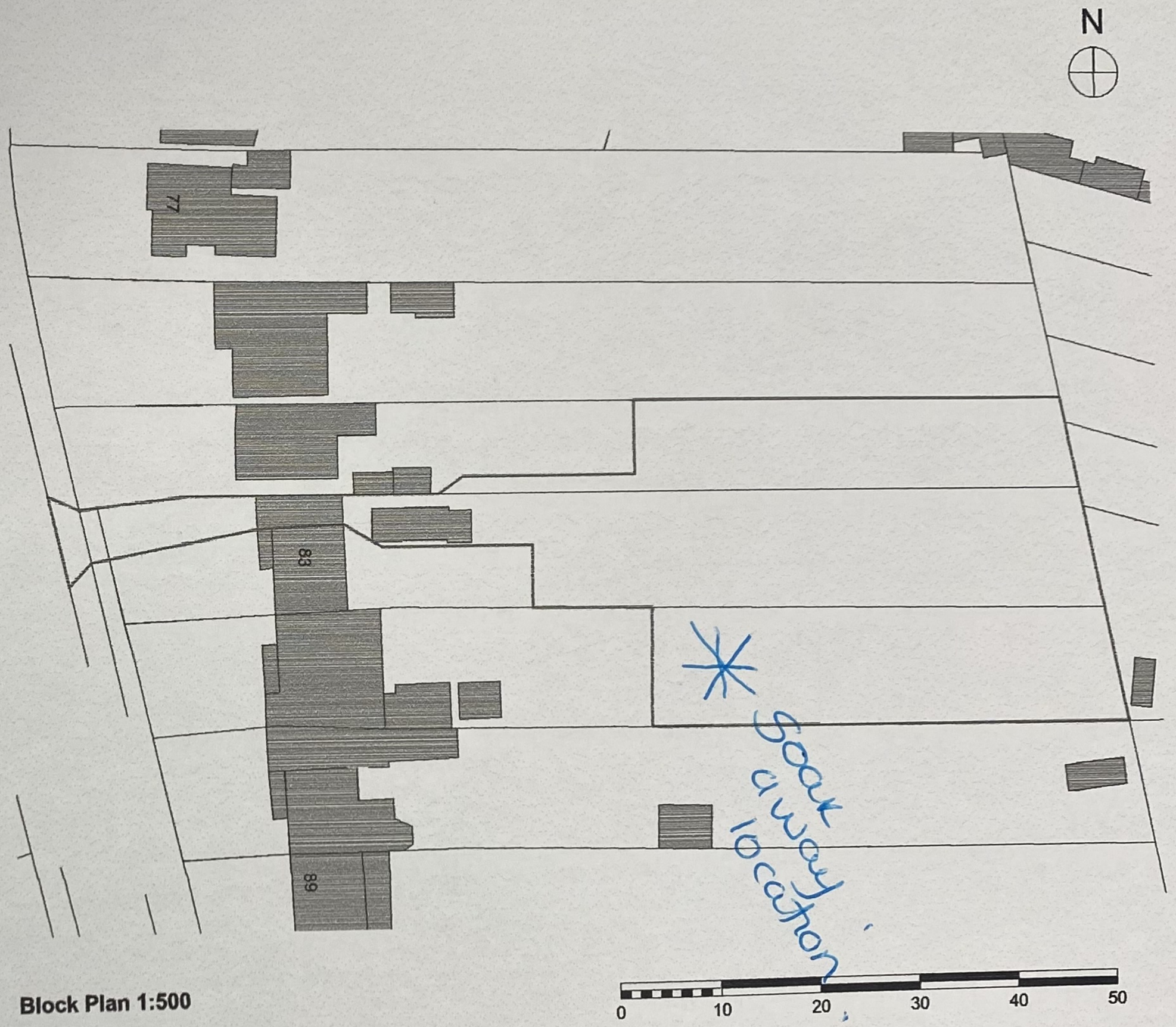


Location Plan 1:1250



Block Plan 1:500

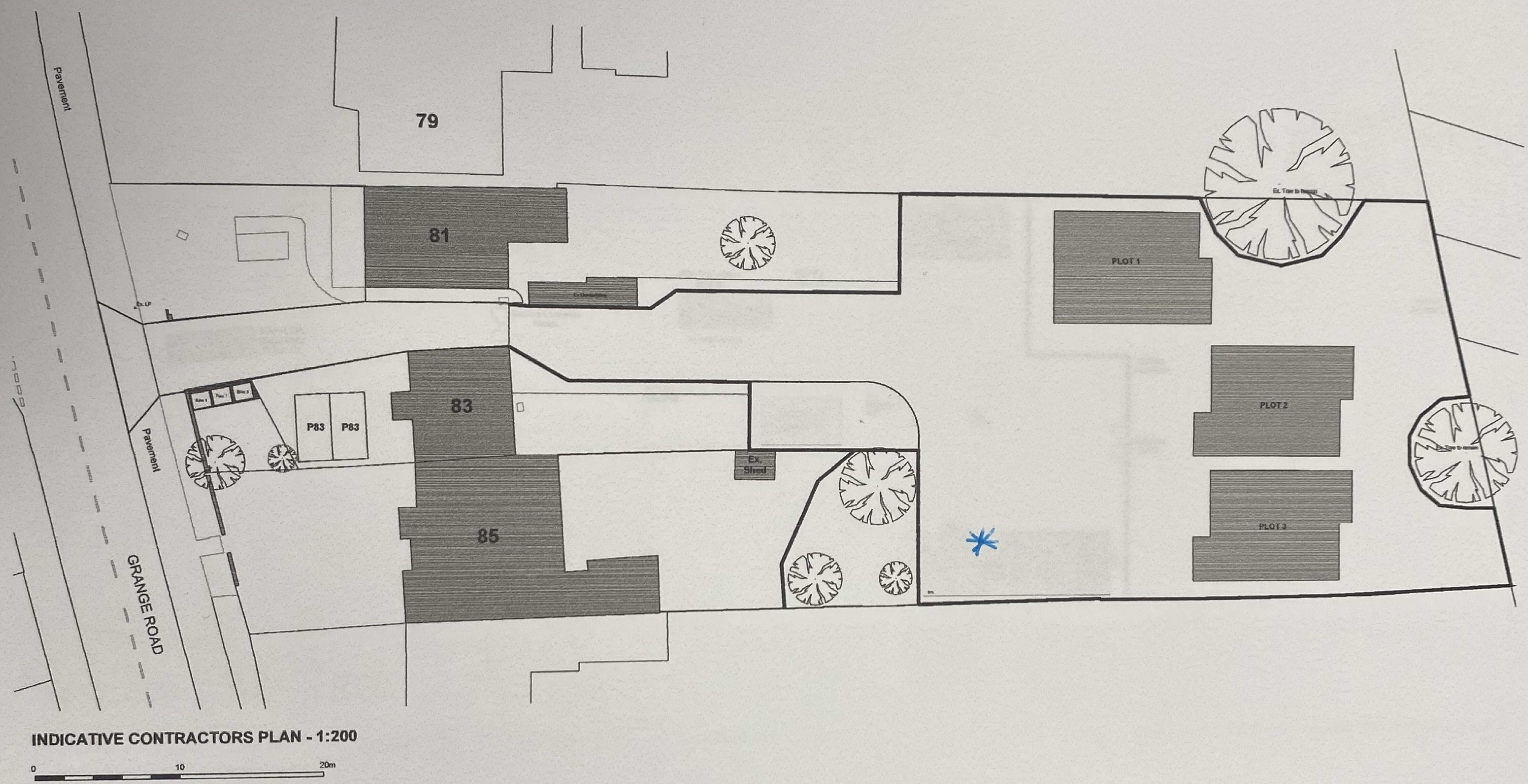
Rev	Date	Description
-	-	-

Notes:
All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility. Drawing to be read in conjunction with other relevant consultant information. The recipient should report all drawing errors, omissions and discrepancies to Jhi Architect. This drawing is the copyright of Thomas Dean Architects and must not be copied or reproduced in part, or in whole, without the expressed permission of Thomas Dean Architects. Thomas Dean Architects accepts no responsibility or liability for:- - the accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information - any scaling from this drawing other than by the local planning authority solely for the purposes of the planning application to which it relates.

Project Name: **Land to Rear of 83 Grange Road, Gloucester. GL4 0PT**

Drawing Title:
Proposed Development - Site Location & Block Plan

Status	Date	Scale	Project No.	Drawing No.	Rev.
Planning	Dec. 19	1:1250 1:500@A3	19-289	PL-19-289-01	-



INDICATIVE CONTRACTORS PLAN - 1:200

Rev	Date	Description

Rev	Date	Description

Project Name: Land to Rear of 83 Grange Road, Gloucester, GL4 0

Drawing Title: Proposed Development
Indicative Contractors Plan

Status	Date	Scale	Project No.	Drawing No.
Planning	Dec 19	1:200 @A3	19-280	PL-19-280-17

THOMAS DEAN
ARCHITECTS
www.thomasdeanarchitects.com Telephone: 01452 740881