Polly Harris-Gorf <pharris-gorf@hillingdon.gov.uk>

Re: 71685/APP/2016/2133 64 WOODLANDS AVENUE RUISLIP - Clearing Conditions

7 messages

Barry Cunningham <bcconsultants@mail.com> 31 July 2016 at 18:10
To: Polly Harris-Gorf <pharris-gorf@hillingdon.gov.uk>
Cc: Jim Burke <jim.burke14@googlemail.com>

Dear Polly Harris-Gorf,

Please see the attached documents that hopefully are acceptable
to clear condition 5 so works can commence in the near future.
We have revised the drawing to reposition the existing & proposed rainwater flow
into waterbutts which then if needed overflow into new soakaway systems.
We have also produced a maintenance plan which is to be carried out quaterly
by the property owner.

Kind Regards,

Barry Cunningham

BCConsultants
bcconsultants@mail.com
07976098772

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> **Sent:** Wednesday, July 27, 2016 at 10:19 AM
> **From:** "Polly Harris-Gorf" <pharris-gorf@hillingdon.gov.uk>
> **To:** "Barry Cunningham" <bcconsultants@mail.com>
> **Subject:** Re: 71685/APP/2016/2133 64 WOODLANDS AVENUE RUISLIP
>
> Dear Mr Cunningham
>
> Further to your additional submission, I have heard back from the Councils Flooding and Water Management Specialist who advises that the proposals show that surface water is proposed to be directed to a soak away. However other down pipes appear to be directed into the Foul sewer which is not acceptable. There is also not a management and

maintenance plan or any inclusion of water reuse within the proposal.

I think that you will need to address this matter with a different solution, so can you advise me as soon as possible of an alternative arrangement.

Yours sincerely

Polly Harris Gorf
Terraquest Planning Manager
Resident Services | London Borough of Hillingdon
3N, Civic Centre | London Borough of Hillingdon

Tel: 01895 250230

Planning Guarantee
Hillingdon are committed to ensure the best possible service provision to all of our applicants. In order to ensure this, we will not be able to facilitate negotiation which would result in an application being determined outside of statutory timeframes, unless the applicant has entered into a Planning Performance Agreement.

On 20 July 2016 at 15:00, Barry Cunningham <bcconsultants@mail.com> wrote:

> Dear Polly Harris-Gorf,
>
> In response to your recent email relating to 64 Woodlands Avenue I can confirm that the original system
> is a combined foul/surface water system and therefore all existing downpipe positions
> are being retained into the current combined system as not to increase the surfacewater flow into the existing system.
> The reason for the new downpipes from the loft rear dormer roof onto the rear extension roof and into the soakaway
> is to prevent further cross contamination of the system which has been agreed by Thames Water Utilities (see attached).
>
> Obviously we want to ensure all governing bodies are agreeable to our proposed development so if the use of waterbutts
> are required I'm sure my Client will agree to their use.
>
> Any advise on this matter would be greatly appreciated.
>
> Many Thanks,
>
> Barry Cunningham
>
> BCConsultants
> bcconsultants@mail.com
> 07976098772
>
>
>
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Sent: Wednesday, July 20, 2016 at 1:09 PM
From: "Polly Harris-Gorf" <pharris-gorf@hillingdon.gov.uk>
To: bcconsultants@mail.com
Subject: 71685/APP/2016/2133 64 WOODLANDS AVENUE RUISLIP

Dear Mr Cunningham

I refer to your discharge of condition application for the above site. I have received the views of the Council's Flooding and Water Management Specialist, who advises that the proposals show that surface water is proposed to be directed to a soakaway. However other down pipes appear to be directed into the Foul sewer which is not acceptable. There is also not a management and maintenance plan or any inclusion of water reuse within the proposal

For this reason I ask that either you agree to an extension of time to enable you to submit further details to overcome this issue; I would suggest a total time period of one month, to give you two weeks to consider and submit revised details, and for additional consultation to be undertaken within that month. The alternative is that the application as it stands be refused by 28 July.

Please can you let me know how you would like to proceed.

Yours sincerely

Polly Harris Gorf
Terraquest Planning Manager
Resident Services | London Borough of Hillingdon
3N, Civic Centre | London Borough of Hillingdon

Tel: 01895 250230

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2 attachments

64WoodlandsA-16-05.pdf
276K

Clearing Condition - SUDS.pdf
519K

Polly Harris-Gorf <pharris-gorf@hillingdon.gov.uk> 1 August 2016 at 10:38
To: Barry Cunningham <bcconsultants@mail.com>
Cc: Jim Burke <jim.burke14@googlemail.com>
Bcc: Victoria Boorman <vboorman@hillingdon.gov.uk>

Dear Mr Cunningham

Thank you for your email.

i have passed these revisions to the Flooding Officer for her comments and will come back to you as soon as I can.

Yours sincerely

Polly Harris Gorf
Terraquest Planning Manager
Resident Services | London Borough of Hillingdon
3N, Civic Centre | London Borough of Hillingdon

Tel: 01895 250230

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[Quoted text hidden]

Polly Harris-Gorf <pharris-gorf@hillingdon.gov.uk> 10 August 2016 at 11:30
To: Victoria Boorman <vboorman@hillingdon.gov.uk>

Hi Vicky

Can i have a reply to the recopmnsult sent to you on 1 Aug, please, so that I can get rid of this case?

Thanks

Polly

Polly Harris Gorf
Terraquest Planning Manager
Resident Services | London Borough of Hillingdon
3N, Civic Centre | London Borough of Hillingdon

Tel: 01895 250230

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[Quoted text hidden]

Polly Harris-Gorf <pharris-gorf@hillingdon.gov.uk> 10 August 2016 at 15:01
To: Barry Cunningham <bcconsultants@mail.com>
Cc: Jim Burke <jim.burke14@googlemail.com>
Bcc: Victoria Boorman <vboorman@hillingdon.gov.uk>

Dear Mr Cunningham

I have now heard from the Council's Flooding Officer and she is still not content to agree the details you have submitted. Her specific comments are as follows -

The information contained which suggests that Thames Water have accepted the discharge of Surface water to a foul sewer is an agreement for a build over of the sewer. This is not written acceptance of allowance from Thames Water. It is also not acceptable from a flood risk perspective as foul sewers are smaller, and heavy rain could result in the foul sewer being overwhelmed and sewage flooding properties. It is noted the provision of a management and maintenance plan. However the overall plan should be amended to show appropriate separation of foul and surface water sewers.

I therefore suggest that you give further consideration to this matter. Please can you agree to a further extension of time until the end of August to enable further considerations to take place.

Yours sincerely

Polly Harris Gorf
Terraquest Planning Manager
Resident Services | London Borough of Hillingdon
3N, Civic Centre | London Borough of Hillingdon

Tel: 01895 250230

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[Quoted text hidden]

BCconsultants <bcconsultants@mail.com> 10 August 2016 at 15:17
To: Polly Harris-Gorf <pharris-gorf@hillingdon.gov.uk>
Cc: Jim Burke <jim.burke14@googlemail.com>

Dear Polly Harris-Gorf

We would like to have a further extension of time relating to our application please.

Many thanks,

Barry Cunningham
BCConsultants@mail.com
07976098772

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Barry Cunningham <bcconsultants@mail.com> 12 August 2016 at 08:05
To: Polly Harris-Gorf <pharris-gorf@hillingdon.gov.uk>
Cc: Jim Burke <jim.burke14@googlemail.com>

Dear Polly Harris-Gorf,

After further investigation and discussion with neighbouring properties
it would appear that there is a separate surface water system that falls to
the front of the property. Therefore I have revised the drainage plan/drawing
removing the need for the waterbutts and soakaways and repositioned
downpipes to link to the existing separate Surface Water System.

This alteration should now satisfy all outstanding issues so the final condition can be cleared.

If you require anything further please contact me.

Kind Regards
Barry Cunningham

BCConsultants
bcconsultants@mail.com
07976098772

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> **Sent:** Wednesday, August 10, 2016 at 3:01 PM
> **From:** "Polly Harris-Gorf" <pharris-gorf@hillingdon.gov.uk>
> **To:** "Barry Cunningham" <bcconsultants@mail.com>
> **Cc:** "Jim Burke" <jim.burke14@googlemail.com>
> **Subject:** Re: 71685/APP/2016/2133 64 WOODLANDS AVENUE RUISLIP - Clearing Conditions
>
> [Quoted text hidden]

64WoodlandsA-16-05.pdf
172K

Barry Cunningham <bcconsultants@mail.com> 12 August 2016 at 09:18
To: Polly Harris-Gorf <pharris-gorf@hillingdon.gov.uk>

Dear Polly Harris-Gorf,

After further investigation and discussion with neighbouring properties
it would appear that there is a separate surface water system that falls to
the front of the property. Therefore I have revised the drainage plan/drawing
removing the need for the waterbutts and soakaways and repositioned
downpipes to link to the existing separate Surface Water System.

This alteration should now satisfy all outstanding issues so the final condition can be cleared.

If you require anything further please contact me.

Kind Regards
Barry Cunningham

BCConsultants

bcconsultants@mail.com
07976098772

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> **Sent:** Wednesday, August 10, 2016 at 3:01 PM
> **From:** "Polly Harris-Gorf" <pharris-gorf@hillingdon.gov.uk>
> **To:** "Barry Cunningham" <bcconsultants@mail.com>
> **Cc:** "Jim Burke" <jim.burke14@googlemail.com>
> **Subject:** Re: 71685/APP/2016/2133 64 WOODLANDS AVENUE RUISLIP - Clearing Conditions
>
> [Quoted text hidden]

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