

Planning Application for Change of Use, Conversion and Extension of a Stable/Garage to a Dwelling, plus Partial Demolition of an Existing Dwelling with Attached Barn, and Creation of Two Detached Dwellings
Hind Hill Farm, New Hey Road, Scammonden HD3 3FW

Drainage and Ecology Statements

Drainage

Foul – currently foul drains to the public sewer in New Hey Road. This will continue should the proposed dwellings be constructed.

Surface Water – currently surface water drains to an existing soakaway to the east of the barn. This soakaway will be use for all three dwellings plus any impermeable surfacing created as part of the development. It should be noted that this soakaway has been in use for many years without incident, therefore no percolation test is considered necessary in this instance. It should further be noted that the area of impermeable surface created by the development will not differ significantly from what exists on site presently.

Ecology

The site is not within a Bat Alert Area as defined by WYES, nor have my Clients seen evidence of roosting bats in the time they have lived at the property. An Ecological Survey is not considered necessary therefore.

I hope you have sufficient information to enable a positive outcome for my Client, however should you require more, please ask.

Iain Crouch
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PSR/IC/IC/ 10538
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