

DC Admin

From:
Sent: 30 July 2026 00:18
To: DC Admin
Subject: RE: Urgent representation – application 2026/92032, Land off Birkby Road

Please add the following as a further formal representation on application 2026/NMA/92032/W and forward it specifically to the case officer, Ellen Gilbert, before the application is determined.

On 29 July 2026, I observed the builder installing drainage in the narrow area between the new development and the access driveway serving my property . I asked what the drainage was intended to serve and requested the construction or drainage drawing showing its purpose, precise route and discharge point. The builder stated verbally that it was drainage for the driveway, but no drawing or satisfactory technical explanation was provided. When I tried to explain my concerns, the builder became verbally abusive

For clarity, I do not own the relevant section of driveway. My property, , benefits from a registered vehicular and pedestrian right of way over it. My planning concern is that the drainage appears to be installed within, beneath or immediately beside that access route and may affect its width, stability, surface-water behaviour, underground services, future maintenance and safe emergency access.

The driveway has historically been free-draining and has not previously had drainage in this position. I have not been able to identify a clear drainage route, specification or discharge point on the published planning drawings. If the pipe serves the new development, its position relative to the development boundary and access route must be established. If it is said to serve the driveway, the applicant should explain why it is required, where it discharges, who authorised it and who will own and maintain it.

This is directly relevant to the current amendment because the application states that the layout was changed following “new legal boundary information” so the dwelling could be constructed within the applicant’s legal boundary. It also seeks changes to the dwelling, garage and overall site arrangement. The location and purpose of additional drainage beside the access route may therefore affect whether the combined changes can properly be regarded as non-material.

I request that application 2026/NMA/92032/W is not determined until:

1. the drainage construction drawing and discharge details have been supplied; 2. the pipe’s surveyed position relative to the development boundary and right-of-way route has been established; 3. the effect on access, ground stability, services, surface water and maintenance has been assessed; 4. the Council has confirmed whether the drainage accords with the approved and amended plans; and 5. Planning Enforcement and Building Control have had an opportunity to inspect the work before it is concealed.

I sent a separate urgent report to Planning Enforcement and Building Control asking for an inspection before the drainage is backfilled.