



**CONDITION 9 - SURFACE WATER DRAINAGE**

It is proposed to direct rainwater discharge from the dwellings to soakaways in the rear gardens.

<p><b>PLOT 1</b></p> <p>Impermeable area 144m<sup>2</sup> + 22m<sup>2</sup> garage = 166m<sup>2</sup></p> <p>Soakaway volume 166 x (50/3000) = 2.76m<sup>3</sup></p> <p>Crates volume 1 x 0.5 x 0.4m = 0.2m<sup>3</sup></p> <p>15 x 0.2 = 3.6m<sup>3</sup></p> <p>Allow 95% voids ratio = 2.85m<sup>3</sup> - OK</p> <p><u>15no. crates required.</u></p> <p><b>PLOTS 2, 3 &amp; 4</b></p> <p>Impermeable area = 111m<sup>2</sup></p> <p>Soakaway volume 111 x (50/3000) = 1.85m<sup>3</sup></p> <p>Crates volume 1 x 0.5 x 0.4m = 0.2m<sup>3</sup></p> <p>10 x 0.2 = 2.0m<sup>3</sup></p> <p>Allow 95% voids ratio = 1.90m<sup>3</sup> - OK</p> <p><u>10no. crates required.</u></p>	<p><b>PLOT 5</b></p> <p>Impermeable area 144m<sup>2</sup> + 50m<sup>2</sup> garage = 194m<sup>2</sup></p> <p>Soakaway volume 194 x (50/3000) = 3.23m<sup>3</sup></p> <p>Crates volume 1 x 0.5 x 0.4m = 0.2m<sup>3</sup></p> <p>18 x 0.2 = 3.6m<sup>3</sup></p> <p>Allow 95% voids ratio = 3.42m<sup>3</sup> - OK</p> <p><u>18no. crates required.</u></p>
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**SOIL TYPE**

According to UKSO mapping, the site lies within an area of slowly permeable seasonally wet acid loamy and clayey soil

**CONDITION 16**

Only one tree is present on or adjacent to the site which has been removed to facilitate the shared access road, therefore no tree protection measures are required.

Replacement trees will be planted to compensate for the loss as indicated on the landscaping plan.

**CONDITION 6**

A duct is to be provided to each dwelling up to a termination point for the installation of a minimum 1 gigabit electronic communications network. The developer will enter into contract with a broadband provider to install the supply which will be transferred to the occupier upon completion of the sale.

- ▲ EV CHARGING POINT
- +38.79 EXISTING LEVEL
- +38.20 PROPOSED LEVEL

Land to rear of  
Lesmond Crescent  
BARNESLEY S72 0EZ

**DISCHARGE OF CONDITIONS  
3,5,6,9,11,15 & 16**

Date: Mar.2025    Scale: 1.200

**Dwg. No. 895/01** Rev.