

Fao Julie Terzoudis

Dear Planning Department

APP 21/00913 – DRAINAGE & RAIN RUN-OFF FROM GARAGE AND HARD LANDSCAPPING IN VICINITY OF SINAH LANE

OBJECTION

Sinah Lane has no street drainage (grilles) and is already under pressure from the 'nuisance' caused by standing water from quite modest rainfall. The recent increase in this problem, caused by direct run-off from the current enabling (temporary) works on site, clearly demonstrates how vulnerable this stretch of the Lane is to any additional run-off. Given the quantum increase to be expected from a large two- story garage and extensive hard landscaping the situation would be intolerable if adequate drainage and associated systems are not in place.

Therefore, I fully endorse the comments by the Local Lead Floor Authority consultee document dated 03 Nov 2021. The Council (and any other relevant authority) must be in a position to fully evaluate and assess the adequacy and effectiveness of the proposed system(s) before planning consent is given. In particular there should be sufficient capacity to deal with the changing pattern of weather with heavier bursts of rainfall particularly in immediate coastal areas such as this (ie. the problem is more severe than further inland). It would also seem prudent, as suggested by the LLFA, that reliance is not placed solely on soakaways (or similar) and that at least some rain water from the building and immediate area is discharged to the foul water system.

I urge the Council not to grant consent until the information detailed by the LLFA is received and an evaluation completed. Trying to address any problems after the garage and drives are built would be a nightmare for all concerned.