

Proposed Discharge of Pre-
Commencement condition C9 Relating
to 5nr Micro Lodges Planning Reference
P/20/090/FUL

**Tregarthen's Hotel. St Mary's.
Isles of Scilly.**

Tregarthen's Hotel Limited

Date / 1st November 2021

Issue / P01

Ref /

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- 1.0 Introduction
- 2.0 Schedule of Pre-commencement conditions

1.0 Introduction

The enclosed document is a submission to address Pre-Commencement Condition C9 attached to the consent reference P/20/090FUL and as confirmed within Council of the Isles of Scilly letter dated 1st March 2021.

2.0 Schedule of Pre-commencement Conditions:

Pre-Commencement Condition C9 (Surface Water management Scheme) seeks the formal response to the following:-

2.1 C9 (a) Details of drainage during the construction phase.

Response:

The existing site for the proposed new lodges consists of former garden with cornish stone walls on two elevations with the remainder running into the existing slope of the site. The site as existing is “free-draining” and does not have any existing surface water management infra-structure with the peripheral site access road effectively free draining by way of its existing levels .

The proposed new development has sought to retain the “garden” existence for the new lodges with no “hard” paving being proposed to be installed. Instead new pathways will be constructed in a granular form with retaining structures being of a gabion basket design which again will incorporate loose stone to aid and promote the principals of a “sustainable urban drainage scheme”.

The five lodges themselves will introduce new “hard surfaces” but these have been compensated for by the construction of a new linear trench soak-away which is also supported by the introduction of roof rainwater catchment butts which will be used as a part of the garden maintenance.

During the construction phase the sites natural drainage capabilities will be maintained by the construction of the linear trench soak-away ahead of the five new lodge ground slabs. Exceedance pathways shall be maintained as shall access routes to ensure there is no obstruction to the natural flow of the rainwater back into the sea as currently exists.

2.2 C9 (b) Details of the final surface water drainage for the site.

Response:

Please refer to Appendix “A” for confirmation of the final surface water drainage proposal together with supporting calculation.

2.3 C9 (c) Provision of Exceedance pathways and Overland Flow Routes.

Response:

Please refer to Appendix “B” for a marked up drawing confirming exceedance pathways and overland flow routes.

2.4 C9 (d) Confirmation of a Timetable for Construction.

Response:

Please refer to Appendix “C” for a copy of the project construction programme

2.5 C9 (e) Confirmation of a Quality Control Procedure.

Response:

Please refer to Appendix “D” for a copy of the project quality control procedure

2.6 C9 (f) Confirmation of a Plan for Future Maintenance and Management of the System and Overland Flow Routes.

Response:

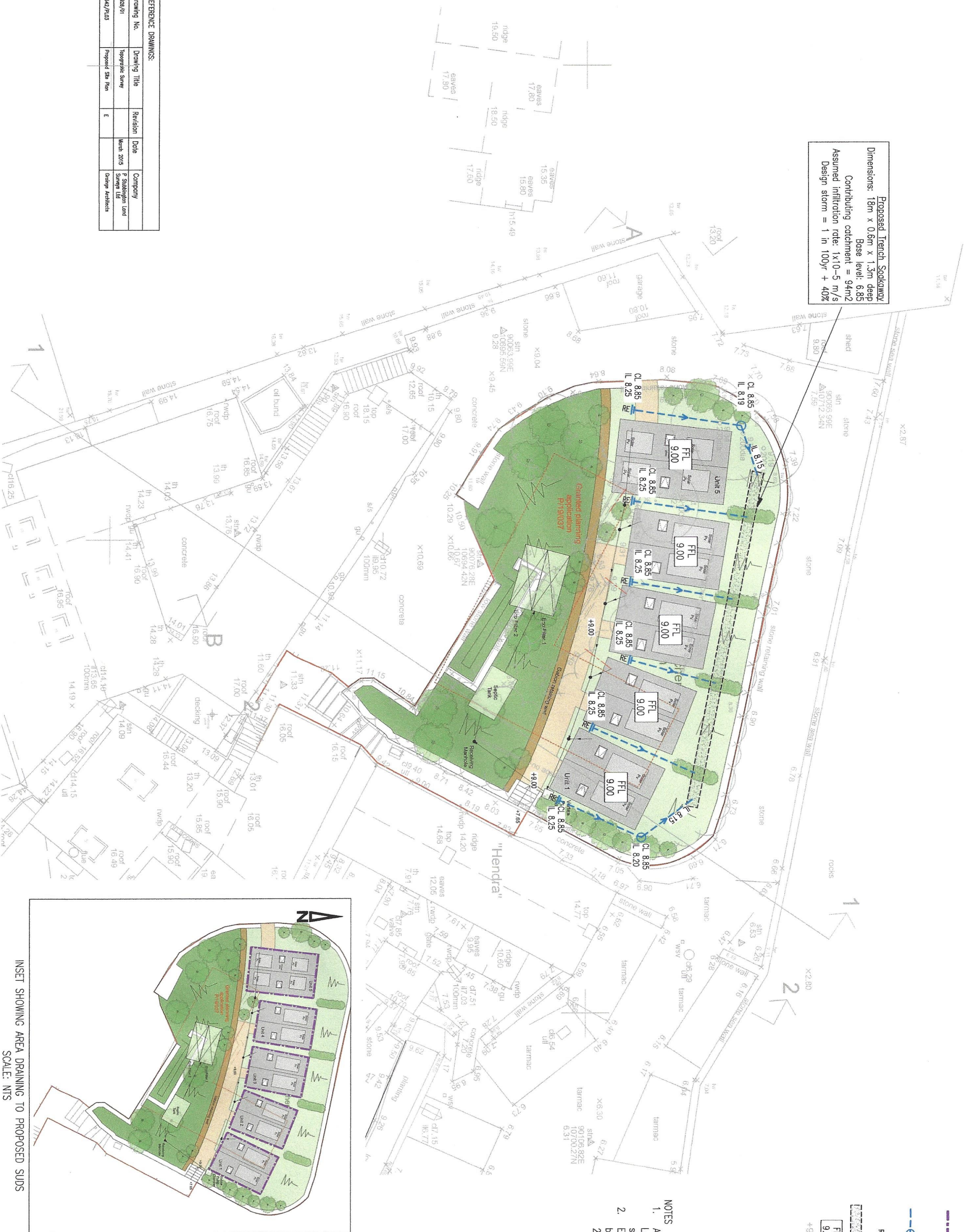
The planned maintenance of the site following the construction of the five new lodges in order to preserve the surface water drainage system as well as exceedance routes will be undertaken by the adoption of the following routine maintenance programme:

1. The regular maintenance of the garden to ensure drainage outlets are free from plant growth and obstruction.
2. The regular use of the roof rainwater catchment butts to ensure these receivers have available capacity, especially going through the winter
3. Regular maintenance of the gravel pathways to remove weeds etc to ensure the paths retain their optimum capability for rainwater absorption.
4. That planned and or proposed shrubbery close to the linear soak-away is regularly controlled such as to prevent any particular plants growing so large as to potentially interfere with the soak-away.
5. That chamber covers are regularly lifted (minimum of twice a year) to ensure they are free from leaf /plant debris and retaining their free-flowing capability.
6. That future hard-standing are incorporated in order to promote the sites SUDS capabilities.
7. That peripheral paths and vehicular access routes are kept free of weed growth and or obstruction in order to maintain free flow of surface rainwater.

Appendix “A”: Reference C9 (b)
Confirmation of Final Surface Water Design



Proposed Trench Sockaway
Dimensions: 18m x 0.5m x 1.5m deep
Base level: 6.85
Contributing catchment = 94m²
Assumed infiltration rate: 1x10-5 m/s
Design storm = 1 in 100yr + 40%



- KEY**
- Catchment draining to proposed SUDS. Area: 94m²
 - Proposed surface water drain (100mm ϕ) and inspection chamber
 - Proposed rodding eye
 - Proposed trench sockaway
 - Proposed finished floor level
 - Existing ground level

- NOTES**
- All levels are in metres above local datum unless otherwise stated
 - Existing drainage details provided by Tregarten's Hotel in September 2021

REFERENCE DRAWINGS:			
Drawing No.	Drawing Title	Revision	Date
482/01	Topographic Survey		March 2015
1542/P/03	Proposed Site Plan	E	
			Geology Architects

Mr. By: _____

Date: _____

Revision: _____

Copyright: _____

Cole Easdon

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DATE: _____

PROJECT: Tregarten's Hotel

CLIENT: St Mary's Isles of Scilly

DRAWING TITLE: Proposed Surface Water Drainage Layout

DESIGNED BY: SS

CHECKED BY: SS

DATE: October 2021

SCALE: 1:100@A1

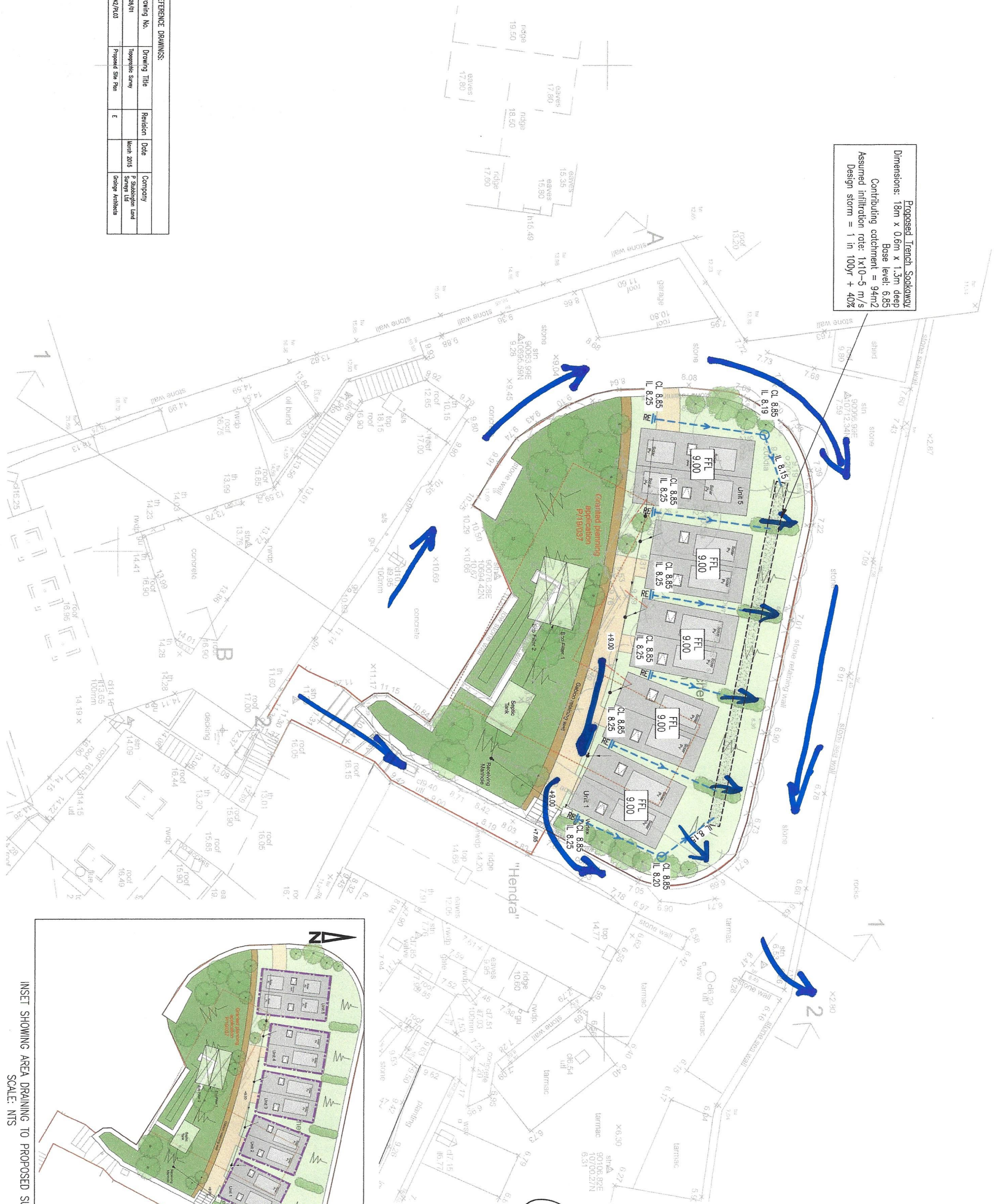
DWG. NO.: 8083/502

Appendix “B”: Reference C9 (c)

Confirmation of Exceedance Pathways



Proposed Trench Soakaway
Dimensions: 18m x 0.6m x 1.3m deep
Base level: 6.85
Contributing catchment = 94m²
Assumed infiltration rate: 1x10-5 m/s
Design storm = 1 in 100yr + 40%



- KEY**
- Catchment draining to proposed SUDS. Area: 94m²
 - o- Proposed surface water drain (100mm ϕ) and inspection chamber
 - rel Proposed rodding eye
 - Proposed trench soakaway
 - FFL 9.00 Proposed finished floor level
 - +9.00 Existing ground level

- NOTES**
- All levels are in metres above local datum unless otherwise stated
 - Existing drainage details provided by Tregarten's Hotel in September 2021

EXCEEDANCE PATHWAYS

No.

By

Date

Revised Details

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Client

Tregarten's Hotel

Address

Tregarten's Hotel
St Mary's
Isles of Scilly

Drawing Title

Proposed Surface Water Drainage Layout

Drawing Status

FOR PLANNING FOR TENDER FOR APPROVAL FOR CONSTRUCTION AS BUILT

Contractor

SS

Drawn By

SS

Checked By

RB

Date

October 2021

Scale

1:100@A1

File No.

8083/502

Rev.

Appendix “C”: Reference C9 (d) Construction Programme

Tregarthen's Hotel
Isles of Scilly

Appendix “D”: Reference C9 (e)

A Copy of the Quality Plan

Quality Management Plan

Project	Planning Reference P/20/090/FUL: Erection of 5nr Micro Lodges	Project ref.	
Client	Tregarthen's Hotel. Garrison Hill. St. Mary's. Isles of Scilly TR21 0PP	Issue date	1 st November 2021
Author			

Purpose/objective

This document sets out the general principles/philosophy for the management of quality and waste on the project. It is intended to outline the general requirements/responsibilities of the Contractors engaged on the project. The information is provided for guidance only and should be reviewed and developed as a part of each contractor's monthly review. The contractors retain full responsibility for the accuracy and quality of their own work and compliance with all statutory and design/specification requirements.

General project requirements

The following are general project wide quality issues that should be followed by all contractors.

Site housekeeping	A fundamental requirement for achieving a high quality end product is the ability to maintain a clean and tidy working environment. Contractors are responsible for removing any waste generated on a daily basis to the facilities provided. Contractors that do not comply with this requirement will be issued with a written enforcement notice requesting that the situation is addressed within 48 hours. If this not achieved, the materials will be removed by the employer and any costs associated with this passed on to the contractor (s) concerned.
Material storage/movements	Material storage areas and site access points/vehicle routes shall be pre-agreed prior to commencement. Each contractor is required to provide a plan for the delivery/storage/movement of materials to minimise double handling/damage. Where possible the size and timing of material deliveries should be planned to minimise the requirement for on site storage. The strategy for material storage/handling will be agreed with each contractor at the regular monthly progress meeting. The Project Manager will review material deliveries with all contractors on a weekly basis to ensure the necessary pre-emptive ordering is being addressed.
Waste management	Each contractor, in pre-agreement with the hotel, will put in place facilities to enable the removal and recycling/disposal of waste generated by their respective works during the construction works. Contractors are required to transport this from the workface to skips/bins/recycled material areas. Contractors will have a responsibility to reduce the level of waste generated from the commencement of the project. The use of waste skips for re-usable or surplus materials will not be permitted. Surplus materials must be removed from site by contractors for re-use rather than discarded as waste. The careful ordering of materials to reduce waste will be closely monitored and regularly discussed with contractors at weekly progress review meetings.
Contractor appearance/behaviour	At all times Contractors shall promote a professional and orderly site image. This will be achieved via the site housekeeping requirements outlined above and also the appearance and behaviour of site personnel. All contractors/visitors are required to dress and act in a professional and respectful manner. Standard new PPE (hard hat and high-vis vests) will be provided by each contractor for all of their operatives, which must be worn at all times.
Enforcement	Where a contractor does not comply with the rules set out within this document, the Project Manager reserves the right to employ others to take the necessary remedial action. Any costs associated with this will be charged back to the contractor via their monthly valuation. The Project Manager will issue a formal warning notice before this enforcement action is taken.
Facilities	The site facilities/establishment will be outlined within the Construction Phase Health and Safety Plan and associated site layout/logistics plan. The Project Manager will establish and maintain general site wide facilities to enable safe and efficient progress of site activities (back ground lighting/power/water to be supplied by each contractor for their works). Each contractor is responsible for the provision of specific facilities relevant to their works.

Specific Contractor Quality Requirements

The following is an examples of specific requirements that the Project Manager (**PM**) will expect to be provided and / or adhered to by each specific contractor (**C**). All of these requirements should be noted by each Contractor. Each Contractor's own quality plan will be required to be presented to the Project Manager for initial approval and thereafter will be regularly monitored at the weekly team meeting.

Project:		Matter or Samples required	Operational measures (ie. cleaning, protection)	Inspections/ approvals	Action	Key activities/considerations (ie. design, waste management)
Ref	Package					
		Operative PPE	* The C will provide a new high visibility vest and hard hat to each operative .	* No operative will be allowed on site without PPE. Any operative attending site will be offered the option of removal off site of being charged with replacement PPE	PM/C	C to give credibility to operative appearance and personal safety
		Site Security & Safety	Erection of local fencing and signage (appropriate to the operation) to safe guard non-construction personnel	* Contractor to submit proposals to the PM prior to commencement	PM/C	To safe guard the general public and hotel staff during the construction period.
		Dusty & Noisy Operations	Consideration to noisy operations and dusty operations	* Consider the use of noise abatement controls when a specific situation occurs such as the use of straw bales, later start times. Use of fine spray water sprinklers during concrete crushing operations in order to minimise wind circulated debris.	PM/C	To minimise disruption to neighbours and hotel staff
		Public and Private Vehicular Access Routes	Ensure that all roads are regularly kept free of obstruction and debris where shared with the public in order to promote safe vehicular use and remove the risk of surface water drainage routes being obstructed.	* Discussions with local highways officer prior to the commencement of working within public highway to agree a plan of works /operation.	PM/C	To minimise the risk of both vehicular collision as well as maintaining surface water drainage routes.
		Interim Surface Water Management	The contractor shall ensure that no deep excavations are left nor exceedance pathways blocked / hampered during periods of high inclemency	* Regular weekly site inspection by the PM in association with the contractor to take place in order to maintain the best management of surface water during wet periods.	PM/C	To remove any risk of flooding and /or ponding

		Material deliveries	Materials are to be delivered to site in an orderly and managed fashion. Materials to be sited in a single pre-agreed location to minimise damage prior to installation	* Prior discussions with local island transportation companies advised for the larger construction items such as the lodges following shipment from the mainland.	PM/C	To ensure the maintenance of both island traffic and pedestrian routes
		Record photographs	Regular weekly progress photographs will be taken by the PM as a record of progress		PM	
		Independent inspections of work	The contractor shall ensure the regular inspection of the works by the Building Control inspector	Interim and Pre-handover final inspections	PM/C	To ensure compliance with the Building Regulation application.