

Our Ref: P-PA-005034

Your Ref: 24/00557/FUL

Date: 13 November 2024

Somerset Planning–South Team
The Council Offices
Brympton Way, Yeovil
Somerset
BA20 2HT

Dear Sir or Madam

The Town & Country Planning Act 1990
The Town & Country Planning (Development Management Procedure) Order 2015

Proposal: Change of use of the existing building to provide overnight dog boarding accommodation along with staff accommodation above, in association with the existing dog day care facility. External alterations to the existing building (retrospective).

Location: Three Acres, Limington Road, Ilchester

O.S. Grid reference: 352633 122406

Thank you for referring the above application. Following the receipt of additional information the Board has no objection to this application subject to the inclusion of the condition below.

We would also like to remind the applicant that in addition to obtaining planning permission, they will need to apply for Land Drainage Consent for the construction of the outfall. Details on how to apply for Land Drainage Consent can be found on our website:

<https://somersestdrainageboards.gov.uk/development-control-byelaws/land-drainage-consents/>

Condition: Surface Water Drainage Strategy (Compliance)

The development shall only be carried out in accordance with the approved Foul Drainage Drawing 24-092_C01, Hodel Consulting Engineers, Sept 24.

Reason: In order to ensure the provision of satisfactory drainage and avoid pollution of the environment.

The Board would request that the following informative is added to any permission that is granted:

Informative: The applicant is advised that, prior to works commencing on site, Land Drainage Consent is required under section 23 and 66 of the Land Drainage Act 1991 from the Internal Drainage Board for any construction in, or within, 9m of a watercourse and for the introduction of additional flow into a watercourse in the Board's District (or from the Environment Agency for an EA Main River).

There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

Any email correspondence relating to this consultation response should be sent to planning@somersestdbs.co.uk

Yours Sincerely

Virginie Martin
Development Control Officer