

[Draft] RE: Fairfax - Planning application CDN/25/0986 consultation - Rammon House FRT Comments

From George Boden <George.Boden@apexconsulting.co.uk>

Draft saved Fri 19/12/2025 13:32

To Matt Grindey <Matt@day-architectural.com>; Ben Mincher <ben.mincher@apexconsulting.co.uk>

Cc Josh Hooley <josh.hooley@rg-group.org.uk>; Dean Moran <dean.moran@rg-group.org.uk>; Ben Ward <ben.ward@rg-group.org.uk>; Joseph Mills <joseph.mills@day-architectural.com>

 3 attachments (7 MB)

895-ACE-ZZ-XX-CP-S-0001 - Apex Drainage Verification Statement.pdf; 895-ACE-ZZ-XX-RP-C-1002-OPERATIONS AND MAINTENANCE PLAN.pdf; 895 - SURFACE WATER CALCULATIONS.pdf;

Hi Matt,

Our response in red below.

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
Verification report providing photographic evidence of construction as per design drawings	N	N	Please Provide verification report and photographic evidence of all SuDS features and flow control devices. Apex have provided the attached verification statement from as-built drainage information provided by the contractor. We have not received any photographic evidence although I have never had to provide this before.
As built construction drawings if different from design construction drawings	Y	N	Condition 14 (Surface Water Drainage/SuDS) was discharged by the LPA under CDN/22/0161. The drainage strategy submitted in support of this application (CDN/25/0986) differs from that submitted under CDN/22/0161, including a reduction in the restricted discharge rate from 35l/s to 23l/s and an additional area of permeable paving. While this provides additional betterment of surface water runoff rate, it must be ensured that sufficient storage has been provided. I believe the discharge rate was reduced to suit the 225mm dia lateral pipe installed. 23 l/s was the maximum discharge rate the pipe can accommodate at that gradient. No additional storage is required as the majority of the site is occupied by the buildings, providing 3 blue roofs. The external areas can then freely drain at 23l/s without the requirement for storage below ground. As the drainage strategy has been modified corresponding updated hydraulic calculations need to be provided. Please see attached calculations.
Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime	Y	Y	Please see attached.



George Boden BSc (Hons)

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From: Matt Grindey <Matt@day-architectural.com>

Sent: 19 December 2025 11:53

To: George Boden <George.Boden@apexconsulting.co.uk>; Ben Mincher <ben.mincher@apexconsulting.co.uk>

Cc: Josh Hooley <josh.hooley@rg-group.org.uk>; Dean Moran <dean.moran@rg-group.org.uk>; Ben Ward <ben.ward@rg-group.org.uk>; Joseph Mills <joseph.mills@day-architectural.com>

Subject: Re: Fairfax - Planning application CDN/25/0986 consultation - Rammon House FRT Comments

George / Ben,

Please can we get an update on condition 13 and 15 queries today. We need to respond back to MCC with an update.

Regards,

Matt
Matthew Grindey BA(Hons), MArch, ARB
Studio Director

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From: Matt Grindey <Matt@day-architectural.com>

Sent: Thursday, December 18, 2025 10:42:36 AM

To: George Boden <george.boden@apexconsulting.co.uk>; Ben Mincher <ben.mincher@apexconsulting.co.uk>

Cc: Josh Hooley <josh.hooley@rg-group.org.uk>; Dean Moran <dean.moran@rg-group.org.uk>; Ben Ward <ben.ward@rg-group.org.uk>; Joseph Mills <joseph.mills@day-architectural.com>

Subject: Fw: Fairfax - Planning application CDN/25/0986 consultation - Rammon House FRT Comments

Hi George / Ben,

Further to my email on Tuesday regarding condition 13, please see attached and below FRT comments on condition 15 application.

MCC have also stated - **Noting that the fee return date is 05-01-25 can you set out a strategy /timeline for dealing with these issues.**

Please can you confirm when the requested information can be provided. There is a risk the application will be rejected if we dont provide the information in sufficient time.

Regards,

Matthew Grindey BA(Hons) MArch DipArch ARB
Studio Director

DAY