

Swift, Deborah

From: planning.scanning@york.gov.uk
Subject: FW: 21/00179/FUL - Rockstone, Dauby Lane, Kexby
Richard Wells Senior
Flood Risk Engineer

From: Wells, Richard <richard.wells@york.gov.uk>
Sent: 02 March 2021 15:48
To: Massey, Neil <Neil.Massey@york.gov.uk>; planning.comments@york.gov.uk
Cc: planning@yorkconsort.gov.uk
Subject: Re: 21/00179/FUL - Rockstone, Dauby Lane, Kexby

Hello Neil, good afternoon

I understand this foul water treatment plant has already been installed and this application is retrospective. It is important that we see the Environment Agency's response as this is an application for non-mains foul water drainage system and note the applicant has not provided any evidence/justification for not connecting foul water to public sewer.

If the applicant provides strong evidence and proper justification for non-connection to the mains sewerage network, they must show that the proposed discharge is otherwise environmentally acceptable. The applicant has not provided sufficient evidence to allow us to make such determination. More specifically: the applicant has not provided any details on the type of the discharge (to the ground, to watercourse or surface water sewer), the type of the treatment system, neither any information on the location of the discharge point. The applicant has not provided information on the maximum daily volume of the discharge for the total number of toilets/sinks the building will accommodate and the technical specifications of the system in place to allow us to assess its effectiveness.

With regards to the proposed discharge the applicant should in the first instance consider infiltration by way of carrying out site specific infiltration testing to BRE Digest 365 (2016) to discount the use of infiltration/soakaway field which should be witnessed by us and carried out prior to determination of the application. If found to be unsuitable then a proper outfall to watercourse should be found and evidence should be provided of existing connected impermeable areas before consent to discharge treated foul water would be given which should be (to include the rate of treated foul water) no greater than 70% the rate of the proven connected impermeable areas.

I understand the applicant has employed Mason Clark Associates to carry out this work who may at some point request a date when we are able to witness the testing, please be advised we usually require 5-6 working days' notice to attend site.

Regards, Richard

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Flood Risk Management Team (FRMT) - Coronavirus update

There are a number of changes in the way the CYC FRMT are working during the current Coronavirus crisis. We are now working remotely away from the office. We ask that you assist in this process and communicate with us by email, and not by telephoning or posting items to the office address. Thank you