

CHARD ROAD SURGERY CONVERSION TO 6 TOWNHOUSES

ST BUDEAUX PLYMOUTH PL5 2EQ

SURFACE WATER DRAINAGE DESIGN

REAPPLICATION TO DISCHARGE CONDITION 3

PLANNING PERMISSION 20/00201/FUL

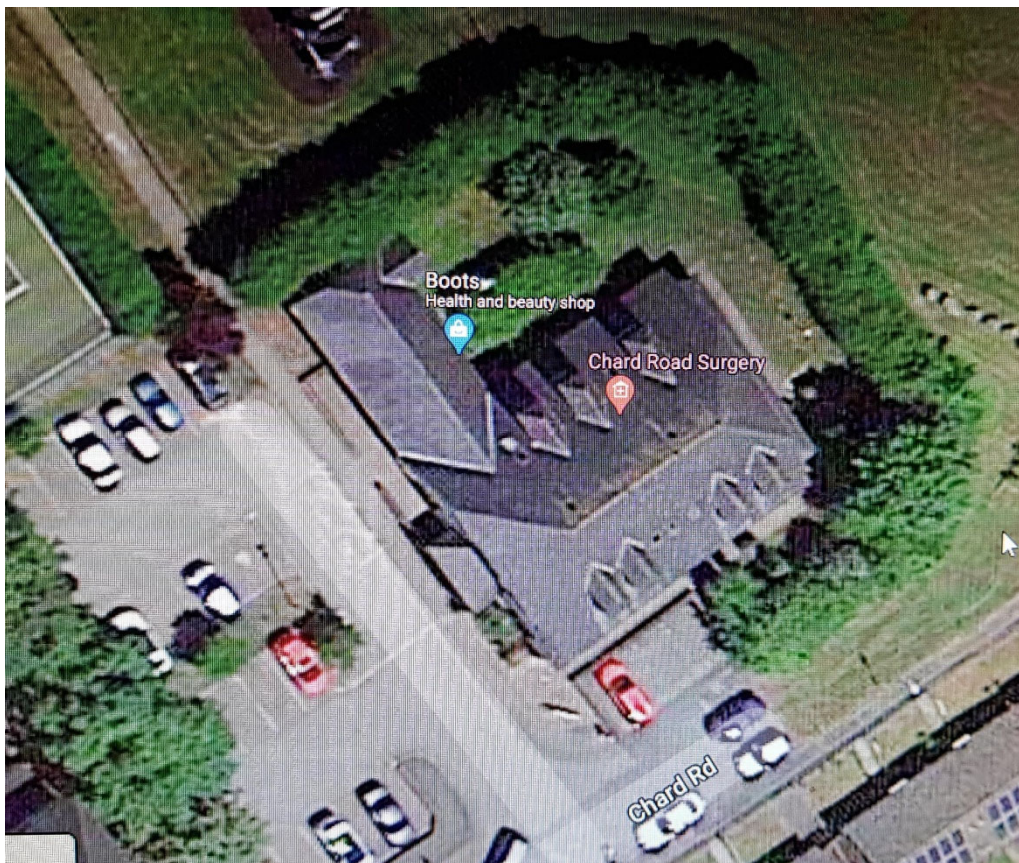
PROJECT OVERVIEW

The scheme will consist of a 6 unit scheme of 2 x 1 bed houses and 4 x 2 bed houses, works also include new pedestrian footpath, fencing, pathways, walling, landscaping and drainage.

TIMING

Commencement date: November/December 2020

Expected completion December 2021



Following percolation tests it was concluded Soakaways might be possible , however once digging was undertaken it was clear from the shallot rock and the very slow drainage as shown in attached photo that the site needed an alternative solution.



In discussion with our drainage consultants the run off issue made calculating the current flow rate of surface water impossible to measure, so some form of rainwater management using water butt harvesting with regulators was chosen.

Any attenuation tank option could potentially mean backing up during a heavy storm and result in flooding the rear houses.

By using the existing drainage system with water butts linked to downpipes this would in turn slow the rainwater flow rate to acceptable levels.

This proposal has been presented to SWW Developer Services Team who have confirmed by email their agreement to this. (see attached)

Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>
Tue 23/03/2021

Phil as said I have no objection to this means of draining roofwater from the buildings.

Regards

Martyn Dunn Pre-Development Technical Advisor

Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>
Mon 22/03/2021

Phil am I interpreting this as that soakaway drainage is not possible if so a discharge to the dedicated surface water sewer to serve the building works only will be acceptable.

Regards

Martyn Dunn Pre-Development Technical Advisor
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