

PLANNING APPLICATION APPROVAL NUMBER 21/02777/PLF
ERECTION OF AN AGRICULTURAL STORAGE SHED FOR THE STORAGE OF
AGRICULTURAL MACHINERY & EQUIPMENT

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Bramble Lodge, Station Road, Cranswick, Driffield, East Yorkshire. YO25 9QZ

Planning Consent Condition – 4 Full Surface Water Drainage Details for the new building

The approved building has a roof area of approx. 60m². A new soakaway will be constructed which will be 1.5 cubic meters so that it has the capacity for a 75m² of roof catchment.

It is proposed that a new 1.5m x 1.5m x 1.5m soakaway be constructed to the northeast of the new building. It will be 5m away from the building. Overall, it will be 20m from the agricultural land drain that runs to the south of the site. The soakaway has been positioned 5m away from the building as per requirements and located to the rear of the building where there will be very little traffic movement to avoid the risk of compaction by tractors/machinery.

Proposed Construction

A soakaway hole with minimum dimensions of 1.5m x 1.5m x 1.5m will be dug (5m) away from the building.

A layer of 10mm drainage pea gravel will be placed in the bottom of the newly dug soakaway.

The hole will be lined with a geotextile permeable membrane.

Polystorm soakaway crates (modular attenuation cells) will be secured together and placed into the hole.

The gutters fitted to the roof of the agricultural building will terminate at the rear of the building into plastic downpipes, these shall be connected into underground 110mm drainage pipe that will run into the plastic soakaway crates within the new soakaway. Two 300mm inspection chambers will be installed to connect to 110mm pipe from the rainwater downpipes where there is a change of direction (as shown on enclosed sketch plan showing details).

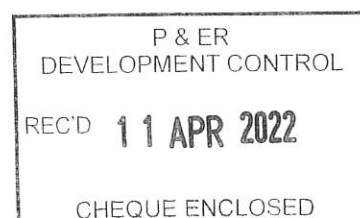
The 110mm underground drainage pipes carrying the water from the building downpipes will be placed inside the crates.

The crates will then be covered with the geotextile membrane.

The hole will then be back filled with 10mm drainage pea gravel.

The top surface of the soakaway will be backfilled using 40mm clean limestone as per the existing surface of the site

The construction of this soakaway will ensure that water collected from the building's roof will be collected and carried directly into a purpose made soakaway. This will allow the water to drain away naturally into the surrounding soil.



The site where the building is to be constructed is already surfaced with 100mm deep 40mm clean limestone. No additional hard standings will be created by this construction of this building.

The construction of this 1.5 cubic m soakaway will provide sufficient capacity to accept the water collected from the roof area and will ensure that no water is discharged directly into the agricultural drainage ditch to the south of the site.

The only additional surface water that this building will create will be captured from the roof. All the water collected will be clean rainwater therefore there is no risk of water contamination.

Planning Consent Condition – 5 A complete & Operational Drainage System shall be installed prior to the development being brought into use.

The soakaway shall be constructed as per the above detail for condition 4. This will be constructed when the steel frame has been erected and the roof completed with the rainwater guttering & downpipes in place.

Once the building is constructed and the soakaway completed as per the details submitted the drainage system shall be complete.

The building will not be brought into use until such time as the roller/pedestrian doors are fitted which will be at the end of the construction. The drainage/soakaway construction will be undertaken during the build process and will be installed and working prior to the building been used.

