

App ref: 23/00643/FUL
Maze ref: 398.01-DS

City of York Council
Planning Services
Via Planning Portal

17 March 2023

Dear Sir or Madam



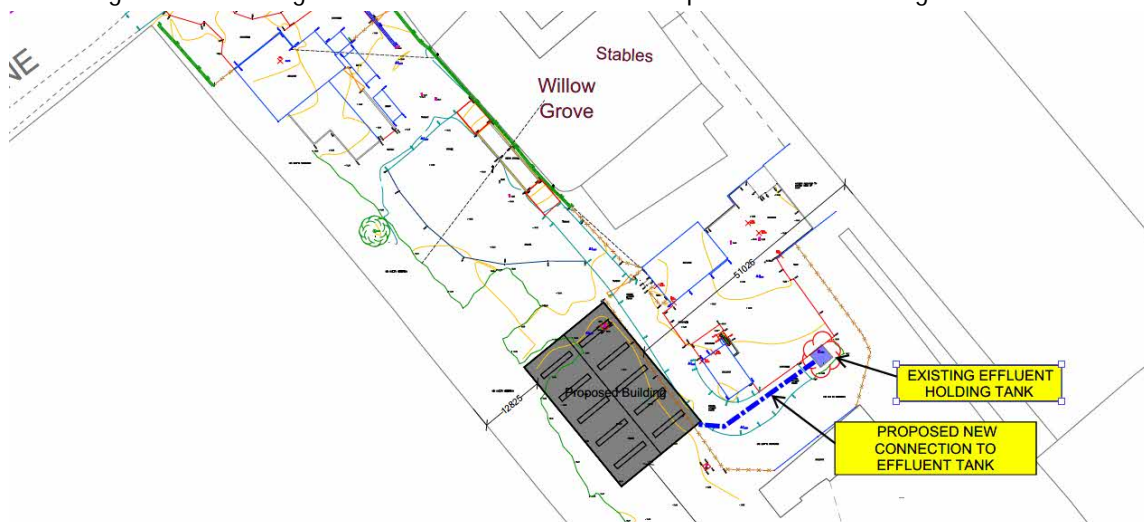
Drainage Statement Proposed Industrial Building at Green Brothers, Willow Grove, Sandy Lane, Murton, York YO19 5XE

1. This Drainage Statement accompanies planning application 23/00643/FUL for planning permission to develop a new industrial building at an established fallen livestock collection facility. The application is made of behalf of the owner-operator, Robinson Mitchell Limited.

Foul water / Effluent

2. The application site handles fallen livestock. Washing down water from buildings contains blood and other animal by products so is not suitable for discharge to the main sewer.
3. Buildings on the site are served by a drainage system that connects to an effluent collection tank on the site. The approximate position of the effluent tank is identified in Figure 1 below. The tank receives all foul water flows from the site. The tank is emptied periodically and the contents tankard away to be treated off-site. These established arrangements will continue for the proposed new building, which will be provided with a connection to the effluent tank

Figure 1 – Existing Effluent Tank Location and Proposed New Building Connection



Roof water

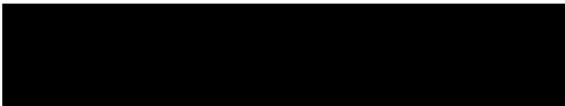
4. There are no formal arrangements for drainage of roof water from existing buildings on the site. It percolates naturally into the ground within the site or runs off onto yard areas and collects in the effluent tank.

5. In accordance with the drainage hierarchy set out in the Government’s Planning Practice Guidance it is proposed to connect the new building to a soakaway drain (PPG para 056 ID:7-056-20220825). The Applicant owns additional undeveloped land to the immediate southeast of the proposed building where soakaway drainage can be installed as the preferred method of managing clean water.

6. Infiltration testing has been organised and will be conducted in accordance with BRE365. The results will be forward to the City Council shortly, together with a preliminary design for the proposed soakaway arrangements.

7. If the ground proves to be unsuitable for soakaway a drainage connection will be installed to Piker Thorn Beck which borders the Applicant’s land on the southeast boundary. Discharge to the beck would be attenuated to agreed flow rates to ensure no adverse downstream impact from the drainage inflows.

Yours faithfully



Andrew Watt MRICS
Chartered Planning & Development Surveyor
Partner

