Wilson, Jarmila

From: Office <office@yorkbuilder.com>
Sent: 28 September 2023 10:40
To: Wells, Richard <richard.wells@york.gov.uk>
Cc: Hugh Morris < >; Potter, Elizabeth <Elizabeth.Potter@york.gov.uk>
Subject: RE: 22/02276/FUL - Hazel Cottage, Wetherby Road, Rufforth, YO23 3QB - AOD/23/00328

Hi Richard,

Just with reference to the above project, I thought I would provide a breakdown as to why we have arrived where we are with HM Design (attached) plan for drainage at Hazel Cottage. The site is typical of Rufforth in that we hit clay from around 600mm down so the ground make up isn't suitable for a soakaway system which would have been ideal.

The existing house drainage discharges via the foul sewer just outside the boundary of Hazel Cottage to the rear (shown on YW Sewer records – attached). Our thoughts are that with the existing property originally having a large single storey flat roof extension which also drained into the same foul system, the increase in rain water going to sewer is marginally greater for the new roof space the same approach would be used to discharge rain water from the new property. Hugh has allowed for attenuation and a discharge rate of 0.5l/s as per your CYC guidelines so flow from the new property will be far slower than the original flat roof extension and we have also allowed for linear drainage across the driveway entrance to stop any surface water entering the highway.

Hopefully the scheme meets with your approval but if you have any questions please don't hesitate to contact me by return.

Kind Regards,

Rob Peacock

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