

**Application No:** 2023/0540/FUL

The Grange Farm Road Street Somerset BA16 0BQ

**Condition 25. Surface Water Drainage System (Bespoke trigger)**

*No development, with the exception of demolition works and the installation of the gas pipe and internal building works shall commence until a more detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to prevent the control and attenuate surface water and shall aim to meet the four pillars of SuDS (water quantity, quality, biodiversity, and amenity) to meet wider sustainability aims as specified by The National Planning Policy Framework (July 2018) and the Flood and Water Management Act (2010). The scheme shall include a programme of phasing, implementation and maintenance for the lifetime of the development and shall subsequently be implemented in accordance with these approved details.*

**Summary**

The information provided shows that the storm drainage we are dealing with, is that related to the development only, and confirm that we are not touching anything else. This means the surface water currently going into the foul drain is not changed.

There are a few changes to the initial strategy in the consented application These are:

- 1) The additional of an attenuation system near the parking area at the rear of the site.
- 2) The removal of the blue roof over the main museum extension. This is no longer required because of the below ground attenuation tank.
- 3) Connection to the culvert. This requires a new pipe across Farm Road.

In summary, the surface drainage will be taken from the attenuation tank to the culverted storm water in Farm Road in a separate line.

**The omission of the blue roof**

The blue roof has been removed and replaced by the attenuation tank. The roof is not required to meet the flow rates. It could be argued that the blue roof would help with filtration (cleanliness), however there are technical issues with the blue roof.

The blue roof is now considered a high risk over the CLT panels. There has been quite a lot in the press recently about this. The roofing manufacturers will not provide the necessary warranty if the roof is not concrete. For environmental reasons we want to keep as much of the structure timber as possible and minimise the use of concrete. The detailing of the roof remains similar to the consented drawings as a felt roof. The proposed roof will not have standing water for large periods of the year due to the addition of a small fall in the flat roof. The parapet levels will remain unchanged. Visually there is no change, with the exception of no standing water on the roof.

## **Documentation provided**

The information provided includes:

- An amended DAS statement. Section 31.0 Drainage Strategy now refers to the Mann Williams information and does not include a blue roof.
- 11439-MNW-XX-XX-RP-C-0452-S4-P2 Drainage Strategy Statement
- GRA-MNW-XX-XX-DR-D-0501-A4-T4-Drainage - Site Plan
- GRA-MNW-XX-XX-DR-D-0511-A4-T4-Drainage - Part Plans - Sheet 1
- GRA-MNW-XX-XX-DR-D-0512-A4-T2-Drainage - Part Plans - Sheet 2
- GRA-MNW-XX-XX-DR-D-0513-A4-T4-Drainage - Part Plans - Sheet 3
- GRA-MNW-XX-XX-DR-D-0551-A4-T4-Drainage - Details - Sheet 1
- GRA-MNW-XX-XX-DR-D-0552-A4-T1-Drainage - Details - Sheet 2
- R12 - Below Ground Drainage Specifications P2

## **Wessex Water**

Mann Williams have developed this proposal in close collaboration with Wessex Water. The lead at Wessex Water is Gillian Sanders ([Gillian.Sanders@wessexwater.co.uk](mailto:Gillian.Sanders@wessexwater.co.uk)). Please do not put this e-mail onto a public portal.

If you have any questions, please do not hesitate to get in touch.

Kind regards,

Clare Phillips