



Our Ref: MJA/mja/DLR/DS
Your ref : 23/01890/APP

30th October 2023

The Moray Council
Development Services
Planning Department
Elgin
Moray
IV30 9BX

For the attention of Teresa Ruggeri

Dear Madam

Alterations and extension to 4 Hutcheon Street, Hopeman, Moray. IV30 5SQ. For Mr & Mrs D Reid

DRAINAGE STATEMENT

Surface Water Drains

Existing surface water drains from existing dwelling to remain un-affected.

We propose a surface water soakaway designed in accordance with 3.6.5 of the guidance within BRE Digest 365 or National Annex NA 4.; generally to store 1m³ per 50sq.m of dwelling. This will take the rainwater from the proposed extension. The existing connections to the main surface water sewer will remain unaffected.

Should this proposal be approved, to satisfy the Building Standards; a porosity test will be carried out and the surface water soakaway will be designed to suit the results.

The post-development runoff rate does not exceed the pre-development runoff rate as some of the roof area currently discharging to the existing sewer ; around 20sq.m, will now go to a soakaway.

All surface water drains from the new dwelling will be taken to the surface water drainage system via, 110mm underground pipework which will be laid to BS. 8301: 1985.

Foul Water Drains

No infiltration is required; therefore no testing of ground is needed.

There is an existing public foul water sewer available which we propose to connect to via the existing house drainage system. We propose new 110mm underground pipework laid to BS. 8301: 1985

Yours faithfully

Martin Archibald (agent)

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