

FORMER FOOT ANSTY SITE- DERRY'S CAR PARK

DRAINAGE STRATEGY

1.0- SURFACE WATER

1.1- PROPOSED SURFACE WATER MANAGEMENT AND MAINTENANCE

This Management and Maintenance plan shall be implemented on this site to ensure that the surface water system functions as designed.

It is the responsibility of the owner/management company to oversee and implement this and designate who will be responsible for the operation and maintenance of the Surface Water Drainage

It is necessary to implement this to ensure the following:-

- 1) Minimised risk of flooding on-site
- 2) Surface water only discharges off-site using only the designed system
- 3) The system functions as designed

1.2- DRAINAGE SYSTEM

The site previously accommodates a large office building and associated car parks occupied by Foot Anstey .

The site previously provided 102 car park spaces for the staff and customers. The total discharge from the site would have previously included the SW from the roofs and car parks as well as FW discharge from the numerous toilets and kitchen that existed on site. (Please see historic plans attached).

All the buildings have been demolished and 50% now has soft landscaping resulting in more than 50% reduction in the total flow especially when considering the removal of the toilets.

Furthermore, the temporary planning application is for a total of up to 36 car park spaces occupying 50 % of the remaining hard landscape. (which is a net of 25% of the original roof/hard landscaped area of the site).

The site currently drains extremely well and there has not been a history of flooding. We therefore propose that no further improvement work is necessary at this stage for the proposed temporary use.

All surface water is being collected from the impermeable areas and conveyed via a dedicated sub-surface pipework system and discharge into the existing SW drainage on site.

Performance will be ensured via regular maintenance and cleaning of all pipes, manholes.

A typical management and maintenance schedule is attached to this report and a log shall be kept of all inspections and maintenance activities.

MANAGEMENT AND MAINTENANCE SCHEDULE

ELEMENT	ACTION	FREQUENCY
General hard surfaced areas	Litter and leaf collection	Weekly
	Surface sweeping	Quarterly/As required
Pipework	Jetting/Rodding	As required
	Replacement	As required
Manholes	Inspection	Quarterly
	Cleaning	As required
	Replacement	As required
Channels	Removal of Silts etc.	Half Yearly/As required
	Replacement	As required
Silt Traps/Terminal Fittings	Inspection	Monthly
	Cleaning	Quarterly/As required
	Replacement	As required

2.0- FOUL WATER

There is no FW discharge from the site.