



Cambridge Batch Garage, Weston Road, Long Ashton, BS48 3QR

Planning Permission 23/P/0365/FUL

Description: Demolition and clearance of Cambridge Batch Garage and associated buildings. Erection of no.11 dwellings with access from Weston Road

Timetable of Implementation and Management of Construction Stage Drainage until point of hand over of permanent operational site drainage. Submitted in connection with Criterion A of Condition 15 of Planning Permission 23/P/0365/FUL.

This report is submitted in connection with criterion a) of Planning Condition 15 of Decision Notice 23/P/0365/FUL, and provides a plan of implementation for on site drainage as well as details of how drainage will be managed during the construction period of development. The condition reads as follows:

Condition 15: Sustainable Drainage Maintenance and Management

No above groundwork shall take place until details of the implementation, maintenance, and management of the approved sustainable drainage scheme for the relevant phase have been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

The details to be submitted shall include:

a) a timetable for its implementation and maintenance during construction and handover; and

b) a management and maintenance plan for the lifetime of the development which shall include details of land ownership; maintenance responsibilities/arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime; together with a description of the system, the identification of individual assets, services and access requirements and details of routine and periodic maintenance activities.

A separate report entitled 'Surface Water Drainage Maintenance & Management Plan' has been submitted in relation to criterion b).



IMPLEMENTATION

- 1.01** **Appendix A** provides Strongvox Ltd's implementation programme for groundworks at the site. It sets out a timescale for implementation of the approved foul and surface water drainage infrastructure (as set out on planning approved drawing Drawing FLAX_C_300_1000 – DRAINAGE STRATEGY PLAN (See **Appendix B**). These works are currently programmed to occur between 8 April 2024 and 6 May 2024.
- 1.02** **Appendix C** provides a Construction Drainage Management Plan. This Plan shows the run off from the highpoints of the site to the lower points of the site. It identifies two areas for temporary settling ponds to cover the construction period. The Plan also shows an area of bunding to prevent off site surface water run off to the east during the construction period as well as an area for straw bails to filter water. This represents the construction stage drainage arrangements. The bund, settling ponds and straw bails will be put in place prior to implementation of the permanent drainage works.
- 1.03** In addition to the above, and prior to commencement of the permanent drainage works, all manhole covers for the existing drains will be manually checked and manually bunged off or silt traps added as required. This task will be undertaken by Strongvox Ltd's in house ground works and site team.
- 1.04** It is anticipated that the permanent foul and surface water drainage infrastructure will be commissioned around mid-June 2024, on receipt of the relevant S185 and S104 Agreements are finalised.
- 1.05** Following this, the permanent foul and surface water infrastructure will be checked every 3 months for silt or other debris and this will be cleared regularly until the point that the development is fully completed. After this time (once the development starts to become occupied), the provisions set out in the submitted 'Surface Water Drainage Maintenance & Management Plan' (under criterion b) of this condition will apply.

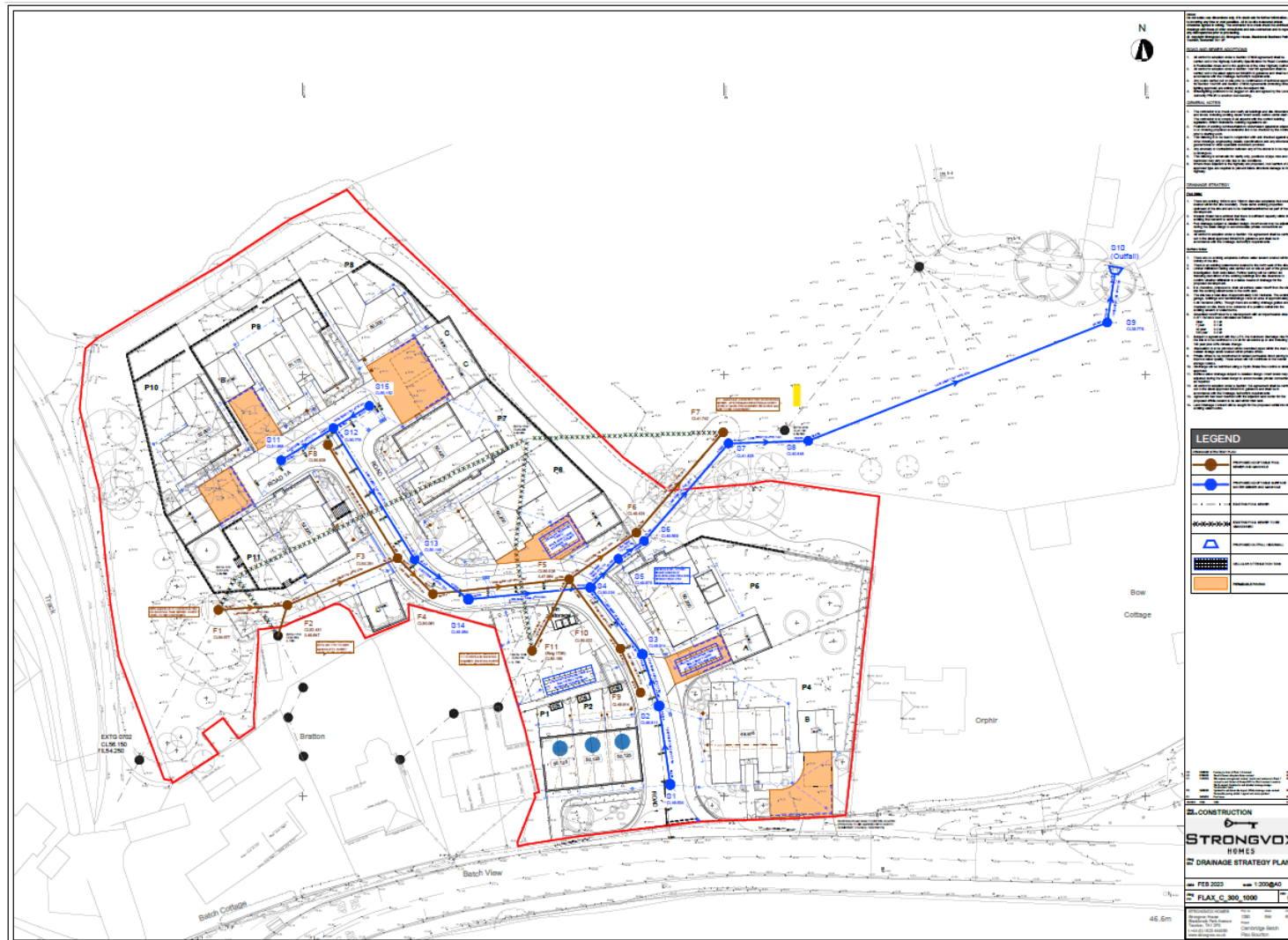


APPENDIX A – Groundworks Programme

Groundworks Programme

Site:	Flax Bourton
Ref:	1290
Updated:	31/01/2024

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APPENDIX C - Construction Drainage Management Plan

