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CONDITION 14:

Surface Water Strategy

Disclaimer

This document has been prepared solely as a surface water drainage report on behalf of the client in the context of the scope as defined in this document. We shall not be under any liability for loss or damage (including consequential loss) whatsoever or howsoever arising as a result of the use of this report by the client or his agents. If any un-authorised third party comes into possession of this report they rely on it at their own risk and we owe them no duty, care or skill whatsoever.

Scope

Note: this report can only be assessed under the scope it is intended for as set out below:

Town and Country Planning Act 1990:

The scope of this report includes the provision of supplementary information in relation to a planning application set under the provision of this Act and is intended to meet the requirements for “particulars” under Section 62;. (3) & (4.A) of same.

The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The scope of this report includes the provision of supplementary information in relation to any related planning Condition set under the provision of this Order and is intended to meet the requirements for “particulars” under Section 27(b) of same.

Building Act 1984 (S.I.232280).

Building Regulations 2010 and Statute control.

This report is not provided in support of any application made under the Building Act 1984 or related Regulations.

Statement of conformity.©I.D. 2023

While this report cannot therefore be lawfully assessed by any persons, in any capacity, for compliance with the above. Building Regulations all drainage on this private site, both foul and SW will be subject to full compliance with Part .H of the Building Regulations 2010 (as amended 2013).

Hence all construction details, SW runs, pipe diameters etc.. as detailed in this report are designed to comply in full with the “Adequate provision” Requirement of Part H and are to be checked, inspected, tested and approved by the Building Control Body of the clients choice at the time of detailed design and construction.

SuDS design additional standards.

All SuDS (Sustainable drainage system) on site will also be designed and installed in accordance with CIRIA 753. & CIRIA 768, para 169 of the NPPF, its supporting technical guidance and the .DEFRA Non-Statutory Technical standards for sustainable drainage systems (.2015).

1.0 INTRODUCTION:

- 1.1 The following landscaping plan has been prepared pursuant to Condition 14 of planning permission HGY/2021/3223.
- 1.2 Planning has been granted for the 'Erection of 4 x Detached Three Bedroom Dwelling Houses, with on-site parking, waste and cycle storages.'

2.0. SITE CONSTRAINTS & STRATEGY PROPOSED

- 2.1 The location of any soakaway should generally be positioned such that it is at least 2.0m away from any boundary & 5.0m away from any building.
- 2.2 Due to the shape and size of the plot as well as the positions of the four dwellings, it would not be possible to position any meaningful soakaway within the site without undermining the existing and proposed dwellings & nearby structures.
- 2.3 Due to nature of the site & the constraints placed upon it, a soakaway based surface water drainage strategy will not work. We therefore propose that all surface water be discharged into the Thames Water foul waste network.
- 2.4 Hard landscaping shall collect water via drainage channels and discharge the water into the Thames Water network.
- 2.5 Soft landscaping area shall also aid in natural ground water penetration as well as aiding in the watering of plants.
- 2.6 All SuDS on site will be installed with full consideration to long term maintenance.
- 2.7 Site testing has confirmed the ground is made up of clay at least down to a 10.0m depth and the clay is firm, stiff & very stiff (in order of depth).
- 2.8 Clay is unsuitable for water infiltration, especially if it is firm-very stiff. The infiltration rate would render it unsuitable and would result in overflow of the soakaway, swelling of the ground, surface water ponding with water logged soft landscaped areas and possible structural implications to the proposed dwellings.
- 2.9 There is no watercourse onsite, no stream/river, no attenuation pond, no swale etc. The only means of drainage of surface water will be via the Thames Water network.

3.0. WATER BUTTS

- 3.1 We propose to implement “off line” rainwater butts to collect water for external use primarily to reduce potable water demand. These also serve as an additional SuDS feature.
- 3.2 Since these are in off-line configuration any exceedance flows are automatically directed back to the downpipes.
- 3.3 The water butts are to be used for each property to the side/rear elevation; this will provide water which can be utilised for the maintenance of the soft and hard landscaped areas.
- 3.4 Water butts will be installed prior to final completion as part of the final landscaping.
- 3.5 Please continue to scroll on the following pages for additional information on the water butt.
- 3.6 Below is an example of the water butts proposed.



4.0. Maintenance of SuDS

- 4.1 Ultimate responsibility for the long term maintenance with SuDS in this environment lay with the owner of each dwelling (as yet unknown).

4.2 The site SW drainage will remain private.

4.3 All SuDS on site will be installed with full consideration to long term maintenance.
The following guidance applies:

Water butts:

A maintenance plan for water butts should include:

- On a monthly basis: The water butt should be routinely checked for litter – leaves can become trapped in the water butt which could lead to blockage of the taps and overflow.
- On an annually basis: Where appropriate, and if safe to do so, the water butt should be cleaned annually to prevent smells associated with stagnant water, and to remove any algae.

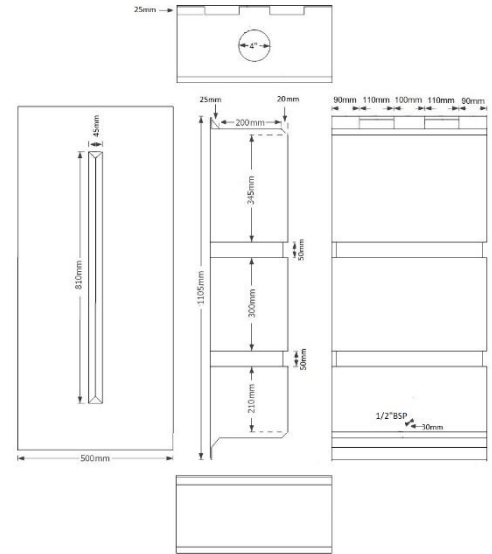
Vegetation expansion:

The maintenance plan for any garden planting will include:

- Monthly inspections until vegetation is established;
- Six monthly inspections after the vegetation has become established;
- Monthly litter removal.

ECOSURE WALL MOUNTED WATER BUTTS

Customer Guidelines



ECOSURE WALL MOUNTED WATER BUTT



Thank you for purchasing the Ecosure wall mounted water butt. We hope that you are happy with your purchase.

INSTALLATION GUIDELINES

Wall hung water butts are suitable for structurally sound, un-rendered brick walls only. Please ensure that you drill into brickwork when installing, not into the mortar.

- The tank must be fixed to a structurally sound wall; the butt will weigh approximately 115 kg when full. The fixings supplied are suitable for brick only.
- Offer up the water butt to the wall, ensuring it is level and mark the hole positions on the wall.
- Remove the water butt and drill into the wall using an 8mm masonry drill bit.
- Tap in the fixings supplied, to a depth of approximately 35mm so as to leave sufficient thread to fasten the butt to the wall.
- Place the butt over the fixings. Place a washer and then a nut over each fixing. Tighten with a 13mm spanner.
- When fixing a tap to the threaded outlet, use PTFE tape and **DO NOT OVERTIGHTEN**.
- Down-pipe diverters can be installed approximately 30mm below the top of the tank. Ensure that the pipe running from the butt to the diverter is level, to act as an overflow for the tank.

Never drill into the mounting flange. If you are experiencing any problems when mounting the butt, please call our technical line for advice and assistance:

01763 261781, option 3



Scan to view our full range of
water tanks



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Call 01763 261781 for further advice or information