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Drainage statement

UNIT 10&14, BRIDGE END INDUSTRIAL ESTATE, EGREMONT

23-C-17325

Rev 0 Mar 2025

Introduction

This statement has been provided in response to United Utilities document DC/25/137 dated 10 Feb 2025.

This statement gives a brief overview of the site and it's proposals and demonstrates that the existing site conditions prevail with very little proposed amendments to the drainage arrangements as a result of the proposed development.

This statement compliments the previously issued Flood Risk Assessment prepared for the same project.

Existing site

The existing site area totals approximately 8588m2, of which 4581m2 is currently considered hardstanding and is positively drained to the existing UU system. There is an additional existing area of 437m2 which is drained through infiltration to ground.

The buildings and yard areas are existing and are not to change in most part.

Site proposals – surface water

The site proposals increase the positively drained area by 70m2 through the introduction of the link building between the existing units. This represents only a 1.5% increase and therefore provides negligible impact on the site and its surroundings. 1.5% is also well within the 10% urban creep figure for building extensions.

The remaining increase in yard areas are accounted for through permeable surfacing allowing direct infiltration to ground. These areas are to be formed through permeable tarmac and permeable gravel surfacing which mimic the existing grassed surface areas in terms of surface water drainage routing.

The existing south west yard areas are drained via a soakaway to the southwest corner of the existing highway extent. This is a 2m x 2m x 0.5m deep soakaway which is functioning and shows no signs of being exceeded. This is shown on the existing drainage plan included in Appendix A.

Additionally, borehole data in the area shows stone and cobbles down to 0.75m with sandy clay below. This tallies up with the existing drainage arrangement which includes soakaways as a viable means of surface water disposal. It is therefore concluded that high level infiltration

through permeable surfacing is a viable method of surface water disposal meeting the highest level on the drainage hierarchy and therefore no further investigation of the hierarchy is required. The existing borehole data is included in Appendix B for reference.

The proposed site plan including hardstanding areas is included in Appendix C for reference.

No restricted rate of discharge is required to be implemented as there is minimal change to the site arrangements.

The existing floor levels and drainage levels have not changed and are to remain as existing and as shown on the existing drawing in Appendix A.

There is no perceived risk of sewer surcharging in relation to the proposed on site developments.

<u>Site proposals – foul water</u>

The existing foul water connection to the UU sewer is to remain unchanged. There is no perceived increase in foul load as the existing office and warehouse units are to house a similar number of occupants. The existing foul water connections are shown on the existing drainage plan included in Appendix A. These are not to change under the proposals.

The existing floor levels and drainage levels have not changed and are to remain as existing and as shown on the existing drawing in Appendix A.

There is no perceived risk of sewer surcharging in relation to the proposed on site developments.

Site maintenance

All foul and surface water drainage within the site boundary is to remain separate and managed by the site owner. There are no additional connections to the main foul or surface water sewers which are to remain under UU ownership and maintenance.

S MARSHALL C.Eng. M.I.C.E. For and on behalf of <u>A L DAINES & PARTNERS LLP</u>

Appendix A

Existing site drainage arrangements.

<u>Appendix B</u>

Existing borehole site data

<u>Appendix C</u>

Proposed drainage / hardstanding area.