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Ref: 4/23/2166/OFI
"Herons Reach" - The Green

28/07/2023

Dear Chloe.

Thank you for the email with comments from the EA & the councils Flood engineer.

Firstly, please find enclosed a copy of 'Issue 2' Flood Risk Assessment.

I hope i've covered most of their concerns??

SECOND I interpret the Councils Flood engineers comments as stating facts, with no concerns except the last 3. (I've marked up 1, 2, 3 on copy of letter)

1) The existing septic tank is large enough to cater for the annex + exist bungalow. as per 'Foul water treatment notes on sheet 1 of dwg 1770
Combining the 2 units with a common drainage field causes less problems than providing a 2nd foul treatment & the distance they would need be apart.
The treatment conforms to the General Binding Rules.

2 & 3) I've enclosed a copy of Rain water soakaway calc's but there was one provided with the original application.

These calc form is used for B. Regs.

Its only if soakaways are rubble filled type that each hole needs to be 1.824 cu m capacity
When using equivalent crates, the capacity only needs to exceed 0.364 m^3 * in this case 0.6 cum crates.