

REF: PROPOSED DEMOLITION OF EXISTING WORKSHOP AND ERECTION OF NEW WORKSHOP AND STORE AT CROSSFIELD GARAGE CROSSFIELD ROAD CLEATOR MOOR

PROPOSED SURFACE WATER DISPOSAL

HIERARCHY OF DRAINAGE- (Following National Planning Practice Guidance)

The National Planning Guidance has been followed in the design of the surface water disposal from the Crossfield Garage site and in the proposed erection of a new workshop and store.

1.INTO THE GROUND

Tests have been carried out in two locations on the site. Heavy clay was found at a depth of 350mm and it was determined that infiltration in to the ground was not suitable for discharge of surface water from the new building on this site.

2.TO A WATER COURSE

After investigation locally no water course, designated river, ditch or french drain was located anywhere close to Crossfield Garage. This method of disposal was therefore deemed not to be possible at this location.

3.TO A SURFACE WATER DRAIN/HIGHWAY DRAIN OR ANOTHER DRAINAGE SYSTEM

The existing workshop has discharged its roof water into existing gulleys and drains for over thirty years. No flooding has ever occurred on this site. It is therefore proposed to discharge the new workshops roof drainage in to the existing drains.

FURTHER ADDITIONAL MITIGATION MEASURES PROPOSED

The new workshop is smaller than the existing and therefore the surface water run off will not be as much as existing now.

The proposed use of tanks to collect rainwater (a form of rainwater harvesting) to be used for vehicle washing will reduce the amount of surface water discharge.

We would consider the use of filter strips located around the new building which would collect any surplus run off from the walls of the workshop.

In conclusion we consider that the above details and information is proof that we have followed the Drainage Hierarchy as set down and that the LLFA should approve the proposals.

Calva Design Studio

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