

MEMO

To: Nathan Houghton

From: Jim Moffat

cc:

Date: 4 March 2024

Re: Sneckyeat Industrial Estate, Site 1 (Southern Parcel) – Planning ref 4/23/2244/0F1

Dear Nathan,

Planning Condition No 4 is as follows:-

“Prior to the commencement of the units hereby approved, details of a sustainable surface water drainage scheme and a foul water drainage scheme must be submitted to and approved in writing by the Local Planning Authority.

The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation must include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems;

(vi) Permeable material for the surfaced car parking.

The approved schemes must also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.”

Please find attached documentation relating to the drainage design for the site, which should be read in conjunction with the following comments from the Engineer in relation to the points listed in the planning condition. The numbers in the Engineer's comments correspond with the respective numbers in the condition:-

(i) Please see the attached borehole logs for the site. From inspection, it can be seen that the substrata across the site is consistent and consists of 'CLAYS' to depths in excess of 3.0m. From this information we would conclude that infiltration can be ruled out, without further investigation, as a viable method of surface water discharge.

(ii) The previously issued (Aug 23) Drainage Strategy Report proposes, and justifies by calculation, a restricted rate of surface water discharge of 3l/s.

(iii) Proposed levels requested in this condition are provided on GSA drawing '2022.262.C005B – Site 1 Proposed Drainage Layout'.

(iv) Attenuation storage has been provided.

(v) Separate foul and surface water systems are shown on GSA drawing '2022.262.C005B'.

(vi) We would suggest that permeable paving is not a viable construction due to the clay substrata.

Could you kindly submit this to Cumberland Council with an application to discharge condition No 4?

Regards

Jim Moffat MRICS, MAPM

Development Department