

DRAINAGE STRATEGY

**HIGH GRANGE DEVELOPMENTS LTD.
KEEKLE MEADOWS,
CLEATOR MOOR
CUMBRIA CA25 5FD**

INTRODUCTION

This Drainage Strategy has been prepared to accompany a Variation of Condition application to amend the phase 4 site layout (in part) of a residential development at Keekle Meadows, Cleator Moor.

THE SITE

The site benefits from a reserved matters approval ref: 4/22/2032/0R1 pursuant to an outline approval 4/18/2472/0O1.

Construction commenced in line with the timescale conditions and therefore the approval is extant.

PROPOSED DEVELOPMENT

The amendments to the site layout are sought in response to market demands for dormer bungalows. The changes relate to plots 4/05, 4/06 and 4/07.

This Drainage Strategy has been carried out to meet the requirements of the LPA.

SURFACE WATER SYSTEM.

The surface water system serving all of phase 4 was designed and approved as part of a discharge of conditions application.

The surface water strategy for phase 4 comprised a system drained positively to a landscaped dry retention basin. The outfall from the dry retention basin is fitted with a flow control device which controls the discharge rate to the outfall pipe serving the earlier phase of development with final discharge to the river Keekle.

The approved surface water system and associated road network within phase 4 is installed in line with the approved drawings and is complete and functional.

The applicant has entered into a s.104 agreement with United Utilities to manage/maintain the mains surface water system, including the dry retention basin.

The surface water installation includes extending pipework from the main drainage runs in the carriageway into each plot to provide a connection point.

Private drainage inside the plot boundaries will meet the appropriate standards required by Approved Document H of the Building Regulations.

FOUL WATER SYSTEM.

The surface water system serving all of phase 4 was designed and approved as part of a discharge of conditions application.

The foul water strategy for phase 4 comprised a system drained positively to link to existing on-site infrastructure with final outfall to the combined public sewer.

The approved foul water system within phase 4 is installed in line with the approved drawings and is complete and functional.

The applicant has entered into a s.104 agreement with United Utilities to manage/maintain the mains foul water system.

The foul water installation includes extending pipework from the main drainage runs in the carriageway into each plot to provide a connection point.

Private drainage inside the plot boundaries will meet the appropriate standards required by Approved Document H of the Building Regulations.