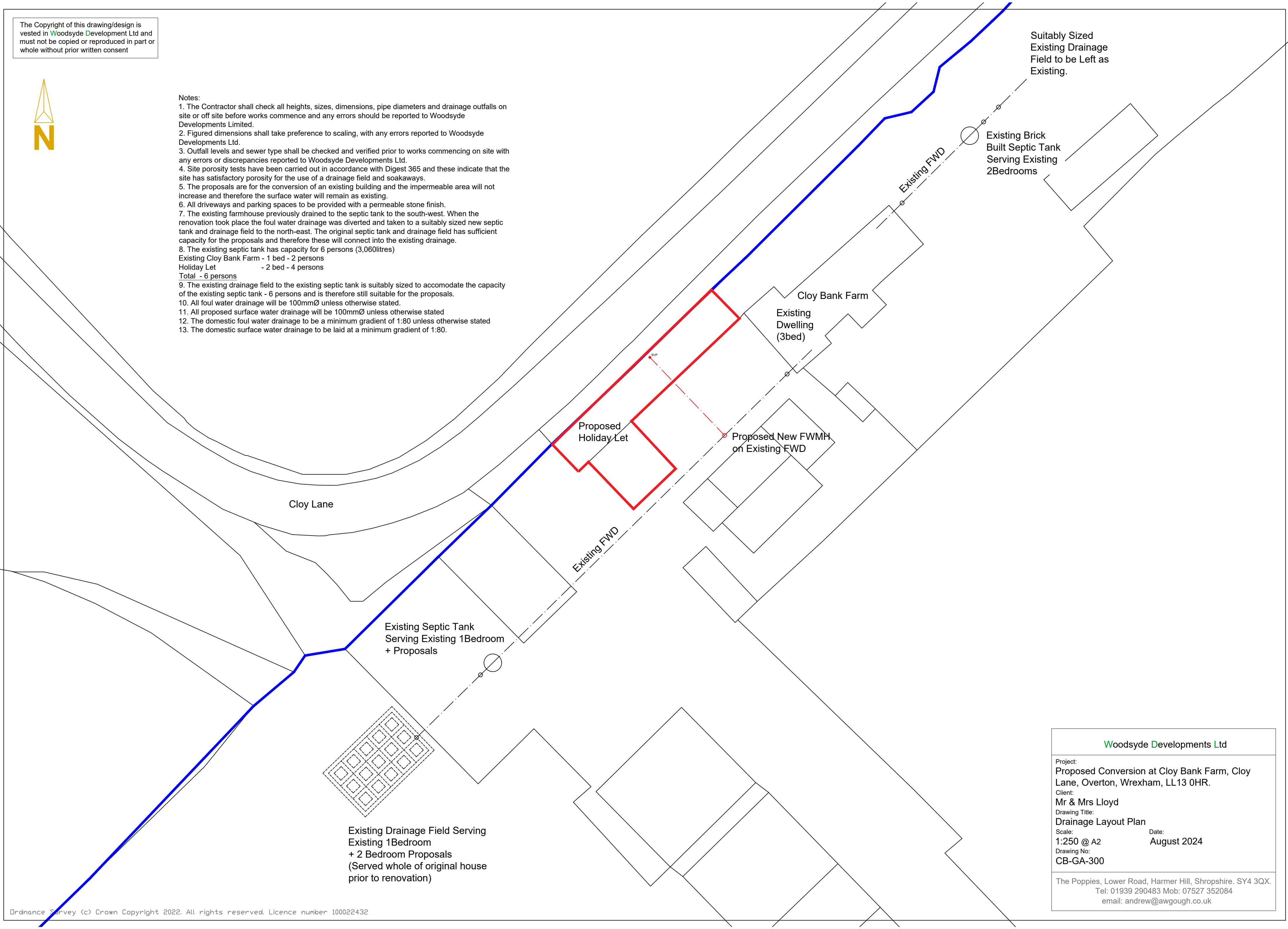


The Copyright of this drawing/design is vested in Woodsyde Development Ltd and must not be copied or reproduced in part or whole without prior written consent



Notes:

1. The Contractor shall check all heights, sizes, dimensions, pipe diameters and drainage outfalls on site or off site before works commence and any errors should be reported to Woodsyde Developments Limited.
2. Figured dimensions shall take preference to scaling, with any errors reported to Woodsyde Developments Ltd.
3. Outfall levels and sewer type shall be checked and verified prior to works commencing on site with any errors or discrepancies reported to Woodsyde Developments Ltd.
4. Site porosity tests have been carried out in accordance with Digest 365 and these indicate that the site has satisfactory porosity for the use of a drainage field and soakaways.
5. The proposals are for the conversion of an existing building and the impermeable area will not increase and therefore the surface water will remain as existing.
6. All driveways and parking spaces to be provided with a permeable stone finish.
7. The existing farmhouse previously drained to the septic tank to the south-west. When the renovation took place the foul water drainage was diverted and taken to a suitably sized new septic tank and drainage field to the north-east. The original septic tank and drainage field has sufficient capacity for the proposals and therefore these will connect into the existing drainage.
8. The existing septic tank has capacity for 6 persons (3,060litres)
Existing Cloy Bank Farm - 1 bed - 2 persons
Holiday Let - 2 bed - 4 persons
Total - 6 persons
9. The existing drainage field to the existing septic tank is suitably sized to accomodate the capacity of the existing septic tank - 6 persons and is therefore still suitable for the proposals.
10. All foul water drainage will be 100mmØ unless otherwise stated.
11. All proposed surface water drainage will be 100mmØ unless otherwise stated
12. The domestic foul water drainage to be a minimum gradient of 1:80 unless otherwise stated
13. The domestic surface water drainage to be laid at a minimum gradient of 1:80.



Woodsyde Developments Ltd

Project:
Proposed Conversion at Cloy Bank Farm, Cloy Lane, Overton, Wrexham, LL13 0HR.

Client:
Mr & Mrs Lloyd

Drawing Title:
Drainage Layout Plan

Scale:
1:250 @ A2

Drawing No:
CB-GA-300

Date:
August 2024

The Poppies, Lower Road, Harmer Hill, Shropshire. SY4 3QX.
Tel: 01939 290483 Mob: 07527 352084
email: andrew@awgough.co.uk