

AnnS Jones

From: Matthew Phillips
Sent: 25 April 2016 09:40
To: planning_admin
Subject: FW: Summerhill: drainage design: Intergrated drainage information

Flood Officer response P/2016/0270

From: Neil Taunt
Sent: 25 April 2016 09:31
To: Alan Kane
Cc: Matthew Phillips
Subject: RE: Summerhill: drainage design: Intergrated drainage information

Hi Alan,

I have reviewed the additional submitted information. As previously commented the soakaway design is based on a limited number of soakaway tests carried out in support of the highway adoption. No additional soakaway information has been submitted. I would again repeat my previous comments that individual soakaway designs are based on appropriate tests at appropriate locations to ensure individual soakaway sizes are based on relevant information to its location. As this is for a discharge of condition, I do not believe I can do this conditionally – these issues do need to be addressed prior to discharge.

In addition, your proposals indicate a number of private soakaways (properties 1 & 2; 6 & 7; 8 & 9 and 12, 13 & 14) have been shared to ensure adequate infiltration capacity can be achieved or due to other constraints. Please could you confirm how future maintenance responsibilities will be managed for these properties, with the shared soakaway located within a private access lane.

Regards

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd



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From: Alan Kane [<mailto:kane.design.services@gmail.com>]
Sent: 19 April 2016 15:02
To: Neil Taunt
Subject: Summerhill: drainage design: Intergrated drainage information

NEIL-re-sending this from my other email account- seems to be a problem my end.
ALAN

****please respond to ensure receipt****

Neil

I refer to your comments below.

I have amended the private drainage drawing 1261-08, and also added the locations of the soakaway tests (A - E).

All tests results were useable, but C and D are at the lower end of workable.

Proposed properties 12,13,14 are now draining to the "good zone", and designed to soakaway result B. This does mean a 5.00m deep PC ring structure, but it is draining quickly. In the 100 year-plus-30% storm, peak duration, there will be 580mm overflow in theory, but this has not taken account of storage in manholes and inspection chambers. No real overflow is anticipated.

The only other property reasonably remote from a test is plot 11, but we can agree to confirm this on site. It is currently difficult to access. It is not possible to relocate the soakaways on the (site) southern side of the access road, as the tree spreads have mostly fixed their locations. On the (site) north, soakaways 17 and 18 can't really be drained to elsewhere either.

No trial pits are available for this site and I agree infiltration rates do vary. There appears to be band containing some clay, running along the centre of the site. However, all properties, apart from 11, are within 28m of a test results, and most are much closer.

Please let me know if there are any properties you are unhappy about. I would be grateful if these (for instance plot 11) could be made conditional, as access to some areas is still difficult. As this stage it is impractical to test all 16 soakaway locations.

I look forward to your comments.

Thanks

****please respond to ensure receipt****

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