

CONDITION 28:

Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority.

The proposed surface water drainage strategy includes for runoff to be directed to an infiltration techniques with porous paving throughout, and an infiltration basin in the centre and crate storage systems in the north, in line with the general topography of the site falling in the same direction towards to the north-east of the site. The nature of the site geology will mean that generally the site should be free draining, however, the following actions should be taken to ensure that potential flows are managed to the benefit of all neighbours etc.

Drainage Measures During Construction

Initial Works

- Retention of vegetation as far as reasonably practicable, particularly along site boundaries, to promote infiltration of any surface water and silt run-off and therefore be protective of the adjacent sensitive receptors;
- Provision of a road sweeper on site and adjacent road network during periods of heavy rain (to be continually assessed by site management) alongside the use of wheel-washing at site entrance/exit;
- The placement of stockpiled materials (topsoil/subsoil) within a designated area as far as practicably possible from the identified sensitive receptors and, if required, the placement of a silt fence at the base of any stockpiles to control runoff;
- Silt fencing should be constructed along the sites west, north and eastern boundaries at an early stage to reduce run-off to the adjacent low-lying land/residential property. It should be inspected at regular intervals to ensure it is maintained to a high standard. Silt fencing in this area of the site should be maintained for the duration of works.

Main Construction Works

- Where practicable, earthworks activities will be programmed during the summer months to minimise the risk of silt from exposed surfaces being washed off;
- The attenuation basins, crates and pumps will be in place for each part of the drainage system to receive and manage surface water flows generated during construction on those areas. Flow controls will be installed in accordance with the design at each of the final discharge points, so that surface water flows are controlled during and after the construction process.
- Site drainage during construction, including surface water runoff and dewatering effluents, will be managed with the use of interceptor trenches and settlement lagoons.
- Where overland flows may be generated from temporary earthworks during construction, trenches will be located on the downstream side of activities and parallel with the boundaries of the site. Settlement lagoons will be installed at the end of trench runs, where larger volumes of runoff are anticipated, and/or prior to outfall from the site, subject to programming of works.
- Effluents from pumped excavations will also be directed to settlement lagoons;
- Where high levels of silt are anticipated, straw bales wrapped in geotextiles can be placed in settlement lagoons. This may apply during dry periods when greater levels of dust and silt are anticipated. This will ensure that water quality is maintained before being discharged into the receiving watercourse.
- The placement of a terram layer within all manholes during construction and to be inspected and replaced when necessary; Minimising the movement of plant on and off roads to prevent the tracking of excess soil onto roads and highways (planning of working day);
- Construction of speed ramps to slow traffic down and also to help direct surface water to collection areas;

- The installation of hardstanding areas to the front of all plots to enable 'clean' forklift access;
- The placement of hardstanding or topsoil at the earliest opportunity to control surface runoff from completed areas;
- Avoidance of tracking on areas of permeable paving once installed and otherwise maintaining paving; and
- General good housekeeping of the site.

Other potential issues

- Any fuel storage areas will be appropriately concreted and bunded.
- Spill kits, sand or other suitable containment and absorbent materials will be provided in areas which may be susceptible to spills of polluting effluents.

Conclusions

It is considered that the information provided in this Technical Note demonstrates that proposed drainage measures will be in place during construction to ensure the safe management of surface water runoff during the construction process and that this adequately addresses the requirements of Condition 28 of Planning Permission.