

Drainage Proposals

Further comments below in regard to the YW hierarchy and restricted flows:

1. Rainwater harvesting - The scheme is able to accommodate rainwater harvesting by provision of a water butt beneath gutter down pipes to collect roof water, to be utilised for garden irrigation.
2. Infiltration to ground - It is not considered that infiltration is feasible in this area, as it is known the ground is underlain by impermeable clays to depth.
3. Discharge to above ground SW body - There are no surface water bodies in close proximity to the development site. therefore this is not viable.
4. Discharge to SW sewer - Similarly, there are no surface water sewers in the immediate vicinity of the development site that would offer a viable connection.
5. Discharge to combined sewer - Given the above, connection to a combined sewer is the only feasible option for this development. The host dwelling (66 Longley Street) and existing land has private combined sewers, as demonstrated on the site layout, which then discharge into the adopted combined sewer in Longley Street. The development will create approximately 150m² of hardstanding, generating a peak flow of less than 3.5l/s for a rainfall intensity of 50mm/hr.