

**From:** Mark Owen [<mailto:mark@oha-architecture.co.uk>]

**Sent:** 26 September 2018 13:00

**To:** Close, Roland

**Cc:** Karen Rogers; Clare Fletcher; Mark Dady; James Mewis; Rob Smith; Ross Standish; Star Ecology; Lee Greening; Rosalind Andrews; Thomas, Edward; Kevin Bishop

**Subject:** Hazelhurst Nursing Home: Updated Drainage Scheme

Project Nos: 2017.128 / 3.01

Date: 26.09.18

Roland

Re: Hazelhurst Nursing Home: Updated Drainage Scheme

Further to our meeting last week regarding the above, attached are the updated drainage scheme drawings, as agreed in our discussions, for your information.

Obviously, given the time constraints, your earliest attendance to this matter would be very much appreciated, especially with regards to consultation with Natural England.

I look forward to hearing from you in due course, but if you have any queries, please let me know.

Regards

Mark

**Mark Owen** RIBA

Director

**OWEN HICKS ARCHITECTURE**

Second Floor Offices

46 Bridge Street

Hereford | HR4 9DG

t: 01432 261 152

m: 07875 427 380

[www.oha-architecture.co.uk](http://www.oha-architecture.co.uk)

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Begin forwarded message:

**From:** "Rob Smith" <[Rob@jnmengineering.co.uk](mailto:Rob@jnmengineering.co.uk)>

**Subject:** RE: Hazelhurst Nursing Home: Meeting Outcomes

**Date:** 26 September 2018 11:18:26 BST

**To:** "Mark Owen" <[mark@oha-architecture.co.uk](mailto:mark@oha-architecture.co.uk)>

Cc: <[k.rogers@herefordshirecarehomes.com](mailto:k.rogers@herefordshirecarehomes.com)>

Hi Mark,

As promised please see attached updated drawings in line with the comments raised during the meeting (19.09.18) for clarity I have responded to comments below.

- Stormwater Drainage: The balancing pond would be removed and replaced with storage crates (wrapped in terram), whilst still discharging into the existing culvert that eventually discharges into the River Wye. It was understood that this is what in effect is currently occurring. – Pond removed and replaced with storage crates
- Foulwater Drainage: The treated outfall will now discharge to ground via a drainage field, with dropped manholes to take account of the levels. This will be located away from the neighbouring property, aswell as the stormwater drains, to remove the risk of cross contamination. The sewage treatment plant will also have phosphate scrubbers included.- Foul drainage updated to discharge to field drain
- Road Drainage: Double gullies (trapped) will be used along the road, aswell as an increase in the number of gullies around the turning circle. – Drawing updated to show double gullies

Also please see attached PPG3. PPG3 stats that the oil separators are required on sites with 50 or more car parking spaces or larger than 800m2, as the car parking area on this site is only 743m2 an oil separator is not required.

We have also cross examined the TPO against our drainage layout the proposed drainage does effect TPO G22 however the remaining drainage does not clash with the TPO's.

Please do not hesitate to contact me if you require any more information.

Kind Regards,

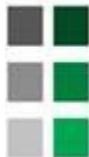
Rob Smith

Principal Engineer

Tel: 01952 460653

web: [www.jnmengineering.co.uk](http://www.jnmengineering.co.uk)

[www.jnmengineering.co.uk](http://www.jnmengineering.co.uk)



14-16 High Street  
Ironbridge, Shropshire, TF8 7AD  
Tel: 01952 460653  
[info@jnmengineering.co.uk](mailto:info@jnmengineering.co.uk)  
Company Registration Number: 05782540

**From:** Mark Owen [<mailto:mark@oha-architecture.co.uk>]

**Sent:** Thursday, September 20, 2018 4:05 PM

**To:** Roland Close <[rclose@herefordshire.gov.uk](mailto:rclose@herefordshire.gov.uk)>

**Cc:** Edward Thomas <[Edward.Thomas@herefordshire.gov.uk](mailto:Edward.Thomas@herefordshire.gov.uk)>; James Mewis <[james.mewis@jnmengineering.co.uk](mailto:james.mewis@jnmengineering.co.uk)>; Rob Smith <[rob@jnmengineering.co.uk](mailto:rob@jnmengineering.co.uk)>; Karen Rogers <[k.rogers@herefordshirecarehomes.com](mailto:k.rogers@herefordshirecarehomes.com)>; Clare Fletcher <[c.fletcher@herefordshirecarehomes.com](mailto:c.fletcher@herefordshirecarehomes.com)>; Rosalind Andrews <[randrews@hcrlaw.com](mailto:randrews@hcrlaw.com)>; Lee Greening <[lee@oha-architecture.co.uk](mailto:lee@oha-architecture.co.uk)>

**Subject:** Hazelhurst Nursing Home: Meeting Outcomes

Project Nos: 2017.128 / 3.01  
Date: 20.09.18

Roland

Re: Hazelhurst Nursing Home: Meeting Outcomes

Further to our meeting yesterday, I thought it would be helpful to provide a brief summary of what was agreed, so that everybody knows where they stand. My summary is as follows:

- **Stormwater Drainage:** The balancing pond would be removed and replaced with storage crates (wrapped in terram), whilst still discharging into the existing culvert that eventually discharges into the River Wye. It was understood that this is what in effect is currently occurring.
- **Foulwater Drainage:** The treated outfall will now discharge to ground via a drainage field, with dropped manholes to take account of the levels. This will be located away from the neighbouring property, aswell as the stormwater drains, to remove the risk of cross contamination. The sewage treatment plant will also have phosphate scrubbers included.
- **Road Drainage:** Double gullies (trapped) will be used along the road, aswell as an increase in the number of gullies around the turning circle.
- **Natural England:** JNM (drainage engineers) will provide updated drawings and details to accord with the above by 28.09.18, and submit to HC, to enable this information to be forwarded onto Natural England. We are aware that they take a minimum of 3 weeks, but that HC would chase them up given the time constraints.
- **Legal:** As the pre-commencement drainage condition does not go to the 'heart' of the planning permission, we will provide a legal statement giving the grounds for the reasoning behind this.
- **Enabling Works:** The works to the squash court have been identified and agreed, and that these will commence prior to 20.10.18, to enable building control to inspect and report before this date also.

Once you have taken time to consider the above, please let me know if you have any further comments to make.

I look forward to hearing from you in due course.

Regards

Mark

**Mark Owen RIBA**  
Director

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