

From: Miners, Kevin [REDACTED]
Sent: 21 October 2019 15:50
To: Amanda Pickering <APickering@qaplanning.co.uk>
Cc: Ali, Rizwan [REDACTED]
Subject: FW: Former Broadlands school

Amanda

Please see correspondence e-mail trail with Matthew from Welsh water below and the strategy above which was sent to him.

No further requests for soakaway tests, just require confirmation on drains off site, which we are looking to procure a contractor to review for us.

Regards

Kevin

Kevin Miners MAPM
Project Manager
West Midlands Building

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Beacon College (Formerly Broadlands Primary School)

Drainage Strategy

The existing Broadlands School is to be demolished and redeveloped as Beacon College. Based on HSP site investigation soakaways are considered unlikely to be feasible. Also, it can be seen on the topographic survey that within the grassed areas they were unable to survey due to it being water logged, suggesting further that soakaways are not viable.

The proposal is to reuse as much of the existing car parking hardstanding as possible with only the existing surfacing stripped off and resurfaced. This approach makes porous paving not possible. The surface and foul water are both proposed to discharge to Welsh Water sewer under Section 106 agreement.

Surface Water Drainage

The surface water for the proposed building, resurfaced car park, MUGA and associated external teaching areas are to discharge to a proposed manhole built on the existing surface water drain by the site boundary as per drawing 2019-068 100 and calculations. The existing impermeable area is 7920m² of which 1046m³ is to remain therefore the existing area being replaced is 6874m³. The existing flow off site is 6874 x 50mm/hr / 3600 = 95.5 Lts/sec.

To provide 30% betterment the proposed discharge rate is 66.9 Lts/sec. The existing 150mm dia pipe at 1:32 will only take a max flow of 31 Lts/sec therefore using the 150mm dia as the restriction is further betterment than the required 30%. The total attenuation storage tank is 240m³. The attenuation tank will be maintained in line with manufacturer's specification.

The car park and vehicle areas will drain through a by-pass petrol interceptor upstream of the attenuation tank.

Foul Drainage.

The proposed foul drainage will drain to a new foul manhole built on the existing foul drain under Section 106 agreement.

From: Lord Matthew [<mailto:Matthew.Lord@dwrcymru.com>]
Sent: 21 October 2019 15:31
To: Jamie Glynn
Cc: Miners, Kevin
Subject: RE: Former Broadlands school

Hi Jamie

Thanks for clarifying and this now makes sense.

Subject to the connectivity survey to confirm where the site drains off site I have no objection

Many Thanks



Matthew Lord
Lead Development Control Officer | Developer Services | Dwr Cymru Welsh Water
Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

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From: Jamie Glynn <j.glynn@nolanassociates.co.uk>
Sent: 21 October 2019 12:51
To: Lord Matthew <Matthew.Lord@dwrcymru.com>
Cc: Miners, Kevin [REDACTED]
Subject: RE: Former Broadlands school

***** External Mail *****

Matthew,

My apologies, I thought you were aware that there were previously two connections from the site to the public sewer, I have attached the existing utilities plan for your reference. This shows one 150 dia pipe which has a max discharge of 31l/s with a gradient of 1:32 and another 150 dia pipe that discharges 29l/s with a gradient of 1:37 which seems to take the entire existing site area of 7920m². We are proposing to only utilise one of the existing connections and therefore provide a 48% betterment which is above the 30% requirement. We trust this is now deemed satisfactory however please let me know if you require any further evidence or call to discuss.

Thanks.

Kind Regards

Jamie Glynn BEng (Hons) M.Sc (Hons)
Principal Engineer

T: 0121 454 3099 Ext. 221

E: j.glynn@nolanassociates.co.uk

M: 07548 235 584

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From: Lord Matthew [<mailto:Matthew.Lord@dwrcymru.com>]

Sent: 21 October 2019 11:47

To: Miners, Kevin

Subject: RE: Former Broadlands school

Hi Kevin

Thanks for your email.

As you say the pipe diameter restricts the overall discharge rate from the site and so should we assume that the previous rate was only 31 l/s?

If you agree with that approach then in order to meet the required betterment further work is required to reduce the rate down from 31 l/s?

Please let me know how you get on with the connectivity survey

Many Thanks



Matthew Lord

Lead Development Control Officer | Developer Services | Dwr Cymru Welsh Water

Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

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From: Miners, Kevin [REDACTED]
Sent: 18 October 2019 13:07
To: Lord Matthew <Matthew.Lord@dwrcymru.com>
Subject: RE: Former Broadlands school

***** External Mail *****

Matthew

As discussed please find drainage strategy. Can you please confirm this would be satisfactory for your requirements.

With regards to the connection into your system, we are procuring a contractor to prove this and will get back to you on our findings.

Please get back to me if you require further.

Regards

Kevin

Kevin Miners MAPM
Project Manager
West Midlands Building

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From: Lord Matthew [<mailto:Matthew.Lord@dwrcymru.com>]
Sent: 16 October 2019 16:03
To: Miners, Kevin
Subject: RE: Former Broadlands school

Hi Kevin

Thanks for your time. As discussed please find attached larger plan to assist your investigation

Many Thanks



Matthew Lord

Lead Development Control Officer | Developer Services | Dwr Cymru Welsh Water

Linea | Cardiff | CF3 0LT | T: 0800 917 2652 | www.dwrcymru.com

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From: Miners, Kevin [REDACTED]
Sent: 16 October 2019 15:55
To: Lord Matthew <Matthew.Lord@dwrcymru.com>
Subject: Former Broadlands school

***** External Mail *****

Matthew

Good to talk earlier, as discussed if you could send over your info which shows where your sewers are in the area of Whittern way, Prospect Walk, Piggott Close, I believe our drains connect into your system somewhere around here. We can then look to dye test from our connection and look to see where it enters your system.

Regards

Kevin

Kevin Miners MAPM
Project Manager
West Midlands Building

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