

From: Joe Underwood [<mailto:joe.underwood@redrow.co.uk>]
Sent: 22 September 2016 14:53
To: Gibbons, Kelly <kgibbons@herefordshire.gov.uk>
Cc: Dave Gray <dave.gray@redrow.co.uk>; Dafydd Andrews <dafydd.andrews@redrow.co.uk>
Subject: RE: 10218 Whitecross School - Short Storm Durations

Good afternoon Kelly

As per our recent correspondence, please find attached the formal submission of documents to discharge Condition 10 of the aforementioned permission.

Enclosed:

Scanned copy of the covering letter and cheque totalling £97.00 made payable to HCC
3583-15-02-250 C2 – Drainage Layout Sheet 1 of 2
3583-15-02-251 C3 – Drainage Layout Sheet 2 of 2

The hard copies of each of these documents are expected to be with you tomorrow.

Kind regards

Joe

From: Gibbons, Kelly [<mailto:kgibbons@herefordshire.gov.uk>]
Sent: 19 September 2016 09:08
To: Joe Underwood; Hockenhull, Joel
Cc: Edwards, Arfon; Dave Gray
Subject: RE: 10218 Whitecross School - Short Storm Durations

[THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE]

Joe,

I will need a copy of any documents (email is fine) for the file and will need to see agreement from Land Drainage before I can discharge this. There is a fee of £97 per submission for a DOC.

Kelly

From: Joe Underwood [<mailto:joe.underwood@redrow.co.uk>]
Sent: 19 September 2016 09:00
To: Hockenhull, Joel <Joel.Hockenhull@balfourbeatty.com>
Cc: Edwards, Arfon <Arfon.Edwards@balfourbeatty.com>; Gibbons, Kelly <kgibbons@herefordshire.gov.uk>; Dave Gray <dave.gray@redrow.co.uk>
Subject: RE: 10218 Whitecross School - Short Storm Durations

Good morning Joel

I can confirm we have submitted details as documented in the attached letter to discharge condition 7 which states;

“With the exception of site clearance and groundworks development shall not begin in relation to the provision of road and drainage infrastructure until the engineering details and specification of the proposed roads and highway drains have been submitted to and approved in writing by the local

planning authority. The development shall be carried out in accordance with the approved details and completed prior to first occupation of the development hereby permitted."

Can you confirm the latest position of BBLP with regards to the drainage strategy following Reuby & Stagg's response dated the 5th September 2016.

In addition, can you confirm that once the details for condition 10 (drainage strategy) are agreed, we will not have to re-submit the same details to you to get the condition cleared?

I look forward to hearing from you

Kind regards

Joe

Joe Underwood
Project Manager

Redrow Homes Limited
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Cardiff, CF23 8RH

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From: Hockenhill, Joel [<mailto:Joel.Hockenhill@balfourbeatty.com>]

Sent: 05 September 2016 16:07

To: Joe Underwood

Cc: Edwards, Arfon

Subject: RE: 10218 Whitecross School - Short Storm Durations

[THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE]

Joe

I note that an application for Discharge of Conditions has been made with respect to drainage. However we see no details on the HC website. Kelly Gibbons in the HC planning team is on leave at the moment. Can you clarify whether you have issued further details, in addition to the email below

Joel

From: Paul Jenkins [<mailto:pjenkins@reuby-stagg.co.uk>]

Sent: 05 September 2016 13:14

To: Hockenhull, Joel

Cc: Baber, David; Smith, Andy; Harrison, Pete; Joe Underwood; Olivier, Simon; Dafydd Andrews; Edwards, Arfon; Dave Gray; Storer, Claire; Ross Barclay

Subject: 10218 Whitecross School - Short Storm Durations

Joel,

Further to recent comments we have reviewed the shorter storms for the proposed surface water network and these can be seen in the attached pdf file. These storms can be summarised as follows:

2 year 30 minute Summer: No flooding

2 year 30 minute Winter: No flooding

30 year 30 minute Summer: No Flooding

30 year 30 minute Winter: No flooding

100 year +CC 30 minute Summer: Flooding at runs 1.000 and 2.000 (Manholes S1 and S7 respectively.)

Flooding at S1 is 1.41m cu. and is stored with the road.

Flooding at S7 follows the flood flow paths provided on drawings 301 and 503 provided previously.

100 year +CC 30 minute Winter: Flooding at runs 1.000, 2.000 and 3.000 (Manholes S1, S7 and S11 respectively.) which can either be stored within kerb lines or follows flood flow paths which can be seen on drawings 301 and 503 provided previously.

Flooding at S1 is 0.65m cu. above that provided in the road. 0.65m cu. enters the flood plain.

Flooding at S7 follows the flood flow paths provided on drawings 301 and 503 provided previously.

Flooding at S11 is 2.55m cu. and is stored with the road.

2 year 15 minute Summer: No flooding

2 year 15 minute Winter: No flooding

30 year 15 minute Summer: No flooding

30 year 15 minute Winter: No flooding

100 year +CC 30 minute Summer: Flooding at runs 1.000, 2.000, 2.001, 2.002 and 3.001 (Manholes S1, S7, S8, S9 and S12 respectively.)

Flooding at S1 is 5.9m cu. above that provided in the road. 5.9m cu. enters the flood plain.

Flooding at S7 and S8 follows the flood flow paths provided on drawings 301 and 503 provided previously.

Flooding at S12 is 2.4m cu. above that provided in the road. 2.4m cu. enters the flood plain.

100 year +CC 30 minute Winter: Flooding at runs 1.000, 2.000, 2.001, 2.002 and 3.001 (Manholes S1, S7, S8, S9 and S12 respectively.)

Flooding at S1 is 11.5m cu. above that provided in the road. 11.4m cu. enters the flood plain.

Flooding at S7 and S8 follows the flood flow paths provided on drawings 301 and 503 provided previously.

Flooding at S12 is 7.8m cu. above that provided in the road. 7.8m cu. enters the flood plain.

Due to the short storm durations there are spikes on the inflow (rainfall) and outflow that may have exaggerated the volume of flooding noted above. This is a consequence of modelling short term storms and why these durations are usually discounted, as previously stated.

Kind regards,

Paul Jenkins



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Fax: +44(01425) 484409

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Please see our new website: www.reuby-stagg.co.uk



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Our Ref: 3583_PLCON10
Your Ref: 160613

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Cardiff CF23 8RH

Tel: 02920 549103
Fax: 02920 541594
DX: 141600 CARDIFF GATE
Email: southwales.customerservice@redrow.co.uk
Website: www.redrow.co.uk

Ms K Gibbons
Herefordshire Council,
Plough Lane Offices,
Hereford,
HR4 0LE
22nd September 2016

Dear Kelly,

**REDROW HOMES DEVELOPMENT, FORMER WHITECROSS SCHOOL, BAGGALLAY STREET,
HEREFORD, HR4 0DZ**

Please find enclosed the following information in order to discharge condition 10 of application number 160613 which states;

"With the exception of site clearance and groundworks no development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority."

Enclosed;

- 3583-15-02-250 C2 – Drainage Layout Sheet 1 of 2
- 3583-15-02-251 C3 – Drainage Layout Sheet 2 of 2

I trust the enclosed information is satisfactory to allow discharge of the aforementioned condition in due course.

Yours sincerely,



Joe Underwood
Project Manager
Redrow Homes South Wales
Email: joe.underwood@redrow.co.uk
Tel: 02920 549103

Cc: Pau



- LEGEND**
- EXISTING MANHOLE
 - EXISTING GULLY
 - EXISTING FOUL SEWER
 - PROPOSED SURFACE WATER MANHOLE
 - PROPOSED SURFACE WATER SILT TRAP
 - PROPOSED FOUL WATER MANHOLE
 - PROPOSED GULLY CONNECTED TO FOUL DRAINAGE SYSTEM
 - PROPOSED GULLY CONNECTED TO SURFACE WATER SYSTEM
 - PROPOSED YARD GULLY CONNECTED TO SURFACE WATER SYSTEM
 - PROPOSED SURFACE WATER ACCESS CHAMBER (250mm DIA)
 - PROPOSED FOUL WATER ACCESS CHAMBER (250mm DIA)
 - PROPOSED SURFACE WATER INSPECTION CHAMBER (450mm DIA)
 - PROPOSED FOUL WATER INSPECTION CHAMBER (450mm DIA)
 - DENOTES BELOW GROUND SURFACE WATER DRAINAGE
 - DENOTES BELOW GROUND FOUL DRAINAGE
 - PROPOSED DRAINAGE CHANNEL
 - PROPOSED THRESHOLD DRAIN
 - DENOTES PERFORATED POROUS SUB BASE DRAIN
 - DENOTES RODDING EYE
 - DENOTES VERTICAL RAIN WATER STACK TO GROUND
 - DENOTES VERTICAL FOUL STACK TO GROUND
 - DENOTES POROUS PAVING WITH SUB-BASE FORMATION LEVEL
 - DENOTES PERMAVOID DISTRIBUTION CELL



RISK SCHEDULE		
ITEM	DESCRIPTION OF RISK	ACTION
1	Specific health and safety risks associated with these works are highlighted with the caution symbol adjacent to the item of risk. Please refer to risk schedule contained on individual drawings.	
2	Unless highlighted there are no specific health and safety risks associated with these works, as a direct result of our design, apart from the common issues associated with construction that will need to be assessed by a competent contractor prior to the undertaking of any works.	
3	The contractor should be aware of the adjacent watercourse.	
4	The contractor should be aware of existing overhead cables on and around the site.	
5	The contractor should be aware of the existing sewer network on and around the site.	
6	The contractor should be aware of the existing highways adjacent to the site.	
7	The contractor should be aware of public rights of way adjacent to the site.	
8	Shallow surface water laterals. Potential clash with proposed services.	

- NOTES**
- THIS DRAWING IS COPYRIGHT.
 - THE CONTRACTOR AND HIS SUBCONTRACTOR ARE TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.
 - DO NOT SCALE THIS DRAWING. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE ENGINEER ANY DISCREPANCIES CONTAINED IN THIS DRAWING PRIOR TO WORK COMMENCEMENT.
 - ALL 150mm AND 225mm DIAMETER PIPES TO BE EXTRA STRENGTH VITRIFIED CLAY PIPES (SEE NOTE 15).
 - ALL PIPES OF 300mm DIAMETER OR GREATER TO BE CLASS M CONCRETE.
 - ALL PIPE MATERIALS TO BE CONSISTENT BETWEEN MANHOLES.
 - ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH SEWERS FOR ADOPTION 7TH EDITION, THE SPECIFICATION FOR HIGHWAY WORKS 1998 AND ALL SUBSEQUENT, AMENDMENTS AND LOCAL AUTHORITIES DESIGN GUIDE. WHERE THERE IS CONFLICT BETWEEN THESE DOCUMENTS THE MATTER SHALL BE REFERRED TO THE ENGINEER.
 - FOR CONSTRUCTION DETAILS OF MANHOLES AND SEWERS REFER TO SEWERS FOR ADOPTION AND UNDERTAKERS STANDARD DETAILS WHICH CAN BE OBTAINED FROM THE LOCAL OFFICE.
 - INVERT LEVELS OF EXISTING SEWERS TO BE CONFIRMED ON SITE BEFORE ANY SEWER WORK UNDERTAKEN. ANY DISCREPANCIES FOUND SHOULD BE NOTIFIED TO ENGINEERS.
 - WHERE SEWERS HAVE LESS THAN 1.2m OF COVER UNDER ROADS AND 0.9m COVER ELSEWHERE PIPES ARE TO HAVE A 150mm CONCRETE BED AND SURROUND.
 - PLASTIC CHAMBERS AND RINGS SHALL COMPLY WITH BS EN 13598-1 AND BS EN 13598-2 OR HAVE EQUIVALENT INDEPENDENT APPROVAL TO TABLE 11 OF APPROVED DOCUMENT H1 OF THE BUILDING REGULATIONS 2010.
 - WHERE HOUSE DRAINAGE IS TAKEN THROUGH BLOCK CARE IS TO BE TAKEN THAT FOUNDATION LEVELS AND DRAINAGE RUNS DO NOT CLASH.
 - ALL ADOPTABLE MANHOLES TO HAVE A MINIMUM CLEAR OPENING OF 675mmx675mm AND GRADE D400 UNO.
 - ALL BELOW GROUND DRAINAGE TO BE 100mmØ UNLESS OTHERWISE INDICATED WITH A MIN. GRADIENT AS FOLLOWS:
S.W : 100mm Dia. 1:100
S.W : 150mm Dia. 1:150
F.W : 100mm Dia. 1:80
F.W : 150mm Dia. 1:150
 - ALL ADOPTABLE DRAINAGE MATERIALS SHOULD COMPLY WITH THE REQUIREMENTS OF PART E CIVIL ENGINEERING SPECIFICATION INCLUDED WITH SEWERS FOR ADOPTION 7TH EDITION WHICH IS DRAWN FROM CESWI 7TH EDITION BUT IS NOT A FULL REPRODUCTION.
 - ALL DRAINAGE FROM DOMESTIC TO PUBLIC UNDERGROUND DRAINAGE SYSTEM TO BE 150mmØ UNLESS OTHERWISE INDICATED WITH A MIN. GRADIENT OF 1:150

HEALTH & SAFETY:

ALL WORKS TO BE CARRIED OUT BY A CONTRACTOR COMPETENT TO UNDERTAKE THE CONSTRUCTION OF WORKS AS INDICATED ON THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE JOB SPECIFIC RISK ASSESSMENT. THE HAZARDS NOTED ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPE OF WORKS DETAILED ON THIS DRAWING.

CONSTRUCTION

Redrow Homes Ltd
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Tel: 02920 549103
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Site: BAGGALLY ROAD
Address: WHITECROSS, HEREFORD
Drg Title: DRAINAGE LAYOUT
SHEET 1 OF 2

Scale: 1:250
Page Size: A1
Date: 03/16
Drawn: PJ
Checked: RHB
Revision:

Drawing No: 3583-15-02-250
C2

NOTES

- 1 THIS DRAWING IS COPYRIGHT.
- 2 THE CONTRACTOR AND HIS SUBCONTRACTOR ARE TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.
- 3 DO NOT SCALE THIS DRAWING. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE ENGINEER ANY DISCREPANCIES CONTAINED IN THIS DRAWING PRIOR TO WORK COMMENCEMENT.
- 4 ALL 150mm AND 225mm DIAMETER PIPES TO BE EXTRA STRENGTH VITRIFIED CLAY PIPES (SEE NOTE 15).
- 5 ALL PIPES OF 300mm DIAMETER OR GREATER TO BE CLASS M CONCRETE.
- 6 ALL PIPE MATERIALS TO BE CONSISTENT BETWEEN MANHOLES.
- 7 ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH SEWERS FOR ADOPTION 7TH EDITION, THE SPECIFICATION FOR HIGHWAY WORKS 1998 AND ALL SUBSEQUENT AMENDMENTS AND LOCAL AUTHORITIES DESIGN GUIDE. WHERE THERE IS CONFLICT BETWEEN THESE DOCUMENTS THE MATTER SHALL BE REFERRED TO THE ENGINEER.
- 8 FOR CONSTRUCTION DETAILS OF MANHOLES AND SEWERS REFER TO SEWERS FOR ADOPTION AND UNDERTAKERS STANDARD DETAILS WHICH CAN BE OBTAINED FROM THE LOCAL OFFICE.
- 9 INVERT LEVELS OF EXISTING SEWERS TO BE CONFIRMED ON SITE BEFORE ANY SEWER WORK UNDERTAKEN. ANY DISCREPANCIES FOUND SHOULD BE NOTIFIED TO ENGINEERS.
- 10 WHERE SEWERS HAVE LESS THAN 1.2m OF COVER UNDER ROADS AND 0.9m COVER ELSEWHERE PIPES ARE TO HAVE A 150mm CONCRETE BED AND SURROUND.
- 11 PLASTIC CHAMBERS AND RINGS SHALL COMPLY WITH BS EN 13598-1 AND BS EN 13598-2 OR HAVE EQUIVALENT INDEPENDENT APPROVAL TO TABLE 11 OF APPROVED DOCUMENT H1 OF THE BUILDING REGULATIONS 2010.
- 12 WHERE HOUSE DRAINAGE IS TAKEN THROUGH BLOCK CARE IS TO BE TAKEN THAT FOUNDATION LEVELS AND DRAINAGE RUNS DO NOT CLASH.
- 13 ALL ADOPTABLE MANHOLES TO HAVE A MINIMUM CLEAR OPENING OF 675mmx675mm AND GRADE D400 UNO.
- 14 ALL BELOW GROUND DRAINAGE TO BE 100mmØ UNLESS OTHERWISE INDICATED WITH A MIN. GRADIENT AS FOLLOWS:
S.W : 100mm Dia. 1:100
S.W : 150mm Dia. 1:150
F.W : 100mm Dia. 1:120
F.W : 150mm Dia. 1:150
- 15 ALL ADOPTABLE DRAINAGE MATERIALS SHOULD COMPLY WITH THE REQUIREMENTS OF PART E CIVIL ENGINEERING SPECIFICATION INCLUDED WITH SEWERS FOR ADOPTION 7TH EDITION WHICH IS DRAWN FROM CESVI 7TH EDITION BUT IS NOT A FULL REPRODUCTION.
- 16 ALL DRAINAGE FROM DOMESTIC TO PUBLIC UNDERGROUND DRAINAGE SYSTEM TO BE 150mmØ UNLESS OTHERWISE INDICATED WITH A MIN. GRADIENT OF 1:150

HEALTH & SAFETY:

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CONSTRUCTION
SUBJECT TO TECHNICAL APPROVAL

C3	PLOTS 32-34 MOVED SOUTH	07/09/16	PJ
C2	CELLULAR STORAGE VENT PIPE ADDED	11/08/16	PJ
C1	CONSTRUCTION ISSUE LATERAL FROM PLOT 33	24/07/16	PJ
	AMENDED AS REQUESTED WELSH WATER. S10-S13 ADJUSTED TO 300 DIA.		
Rev.	Description	Date	Initial
Drawing Status:			



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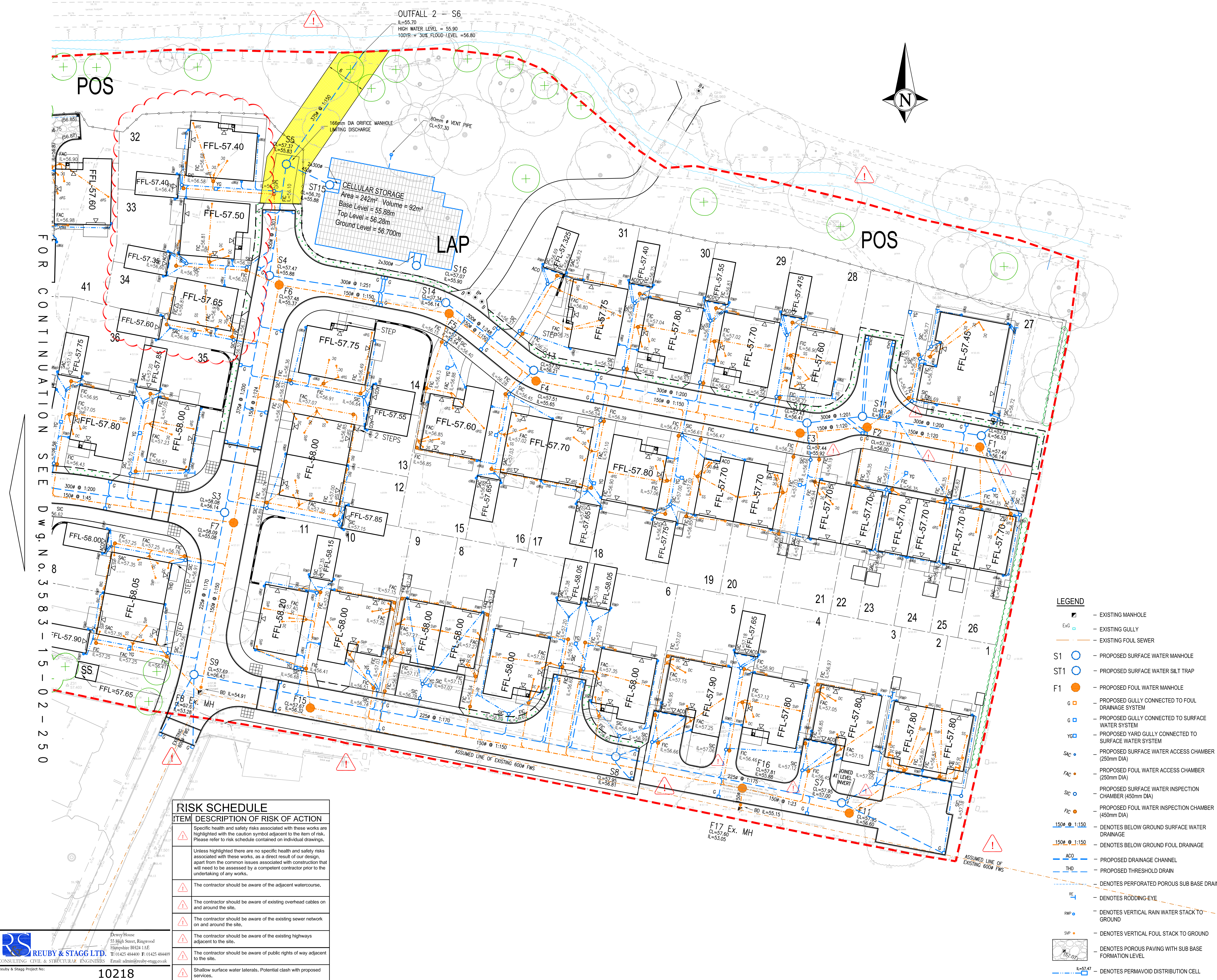
Site: BAGGALLY ROAD
Address: WHITECROSS, HEREFORD
Dwg Title: DRAINAGE LAYOUT
SHEET 2 OF 2


Scale: 1:250

Page Size: A1	Date: 03/16
Drawn: PJ	Checked: RHB

Drawing No: 3583-15-02-251

Revision:	C3
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





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Tel: 01425 484400 F: 01425 484409

Reuby & Stagg Project No: 10218

ITEM	DESCRIPTION OF RISK OF ACTION
	Specific health and safety risks associated with these works are highlighted with the caution symbol adjacent to the item of risk. Please refer to risk schedule contained on individual drawings.
	Unless highlighted there are no specific health and safety risks associated with these works, as a direct result of our design, apart from the common issues associated with construction that will need to be assessed by a competent contractor prior to the undertaking of any works.
	The contractor should be aware of the adjacent watercourse.
	The contractor should be aware of existing overhead cables on and around the site.
	The contractor should be aware of the existing sewer network on and around the site.
	The contractor should be aware of the existing highways adjacent to the site.
	The contractor should be aware of public rights of way adjacent to the site.
	Shallow surface water laterals. Potential clash with proposed services.