

T4165/CDC/L001

03.02.24

Hereford District Council
Planning Department
Blueschool Street
Hereford
HR1 2LX

Via e-mail issued on 02.02.24 - Heather.Carlisle@herefordshire.gov.uk

Dear Heather,

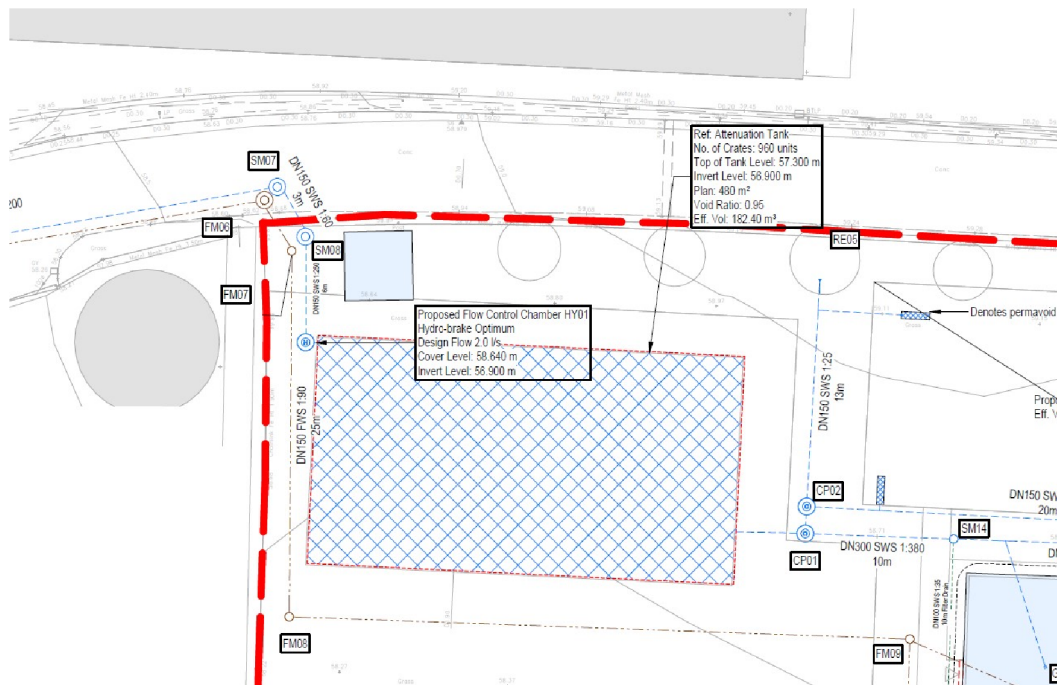
RE: T4165 - HCDC – Drainage Comments Response

Further to the e-mail response from Lauren Harrison of BBLP dated 24.01.24, please find enclosed the questions raised and associated responses which I trust helps clarify the points raised;

Q e-mail 24.01.24 - We note that one geocellular crate has been proposed, normally the water company would adopt a 30-year crate and there would be another privately owned crate to serve the site. Please can you ask the Applicant to confirm the proposed ownership/adoption and maintenance arrangements for all elements of the surface water drainage system?

A – Our drainage design currently proposes that both the Foul and Stormwater drainage are gravity fed systems that remain private along the privately owned, concrete, access road. Both the Foul and Stormwater only become adopted once you enter the public highway on Holmer road.

The current stormwater drainage strategy only serves the stormwater within our site boundary which is accounted for with 1no. attenuation tank in the North-West corner of the site, which then allows an assumed controlled discharge rate of 2l/s into the public sewer (This is to be confirmed by Welsh Water, as this may be a conservative discharge rate). Therefore, no maintenance agreements are required.



See extract above from the latest drainage drawings demonstrating the red line boundary of the site and the attenuation tank associated with the Surface Water system which demonstrates this sits within the boundary of the site and not in the private access road or public highway.

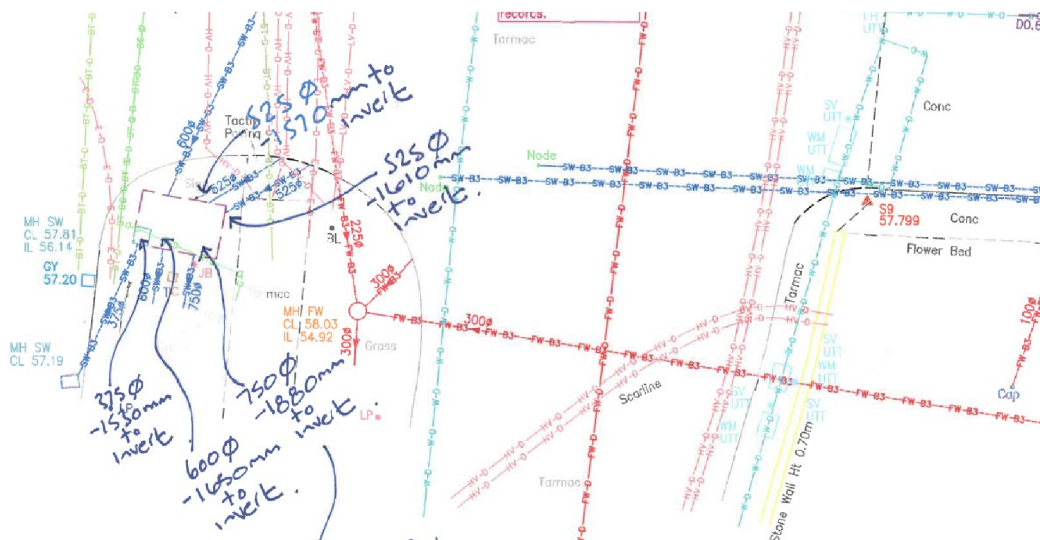
It is worth noting that the existing Stormwater strategy for the access road is to remain as it is, and will not be fed into our new stormwater drainage system. No additional measures have been put in place for this road. To this end we have provided demarcation chambers on the boundary line between the private concrete road and Highway as shown below.

Q e-mail 24.01.24 - Also, we need evidence of permission from the landowner for the proposed works in the concrete access road. We must receive clarification of these details before we are able to provide a formal consultation response.

A – During design development we have identified that the concrete access road is owned in part by Balfour Beatty and in part by Wirral Council (who also own the B&Q site). We have agreement in principle that new services can be installed within the access road, and are currently working through the particulars of relevant legal agreements with these parties to finalise. Legal agreement will address the technical details of the installations and suitable mechanisms for maintaining access for businesses who use the access road during the works. As part of this process we are also seeking to formalise an agreement for future maintenance of the access road with these relevant parties.

Q/Statement from e-mail 24.01.24 - We are aware of large surface water drains and manholes which are not classed as public sewers that pass below the junction in Holmer Road where the proposed surface and foul water drains will have to be laid to make the intended connection to the public sewerage system. The large surface water drain serves the Special Metals site and so is likely to be owned and maintained by Special Metals. Also, there are highways drains in this vicinity

A – We have commissioned and received a full below ground survey from Lazer Surveys Ltd, and subsequently undertaken visual inspection of the known drainage which identified multiple connections into the FW & SW inspection chambers. Some of these connections are not on the base-data as identified by BBLP following service searches as pointed out in the e-mail of the 24.01.24. Having reviewed the additional information against our current design we are confident the runs consider the Special Metals connections and will therefore work with our proposed scheme for the new CDC based on the data available following both desktop and onsite survey work.



Yours sincerely,

For and on behalf of **SPELLER METCALFE MALVERN LIMITED**

Stuart Jones
Construction Consultant