

J.W.LANE (AGRICULTURAL ENGINEERS) LTD.

Reg. No: 685468



Reg. Office: THE FORGE
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Member National
Federation of Ironmongers

Mr M. Tansley.
Planning Services,
P.O. Box230,
Blueschool House,
Blueschool Steet,
Hereford. HR1 2ZB.

12th January 2016

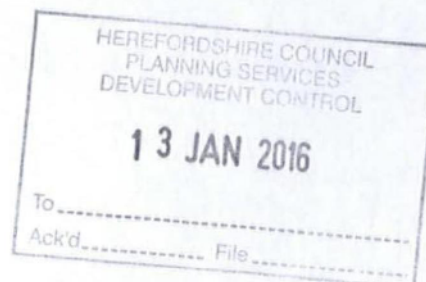
Dear Sir,

The Dairy Clater WR6 5TP.

We enclose the 16 page folder of plans and schedules of proposed works to address Condition 5 on Planning Permission Application DNMC/092114F. The contents also deal with the issue of flash flooding from roof water from Clater house by utilising the existing underground storage

We are confident that these works will resolve the problems of drainage. We are fortunate that porosity values were available in certain areas of the garden and have left a specimen trial hole available for inspection should you wish to see a soil sample. I have been involved with the monitoring of the porosity values in testing and am happy to sign the result sheets should you require it.

Yours sincerely John Lane.



THE DAIRY CLATER PARK

Plans and Schedules. January 2016

Plan No.1 12500 OS copy plan showing the curtilage of Clater

Plan No.2 Plan showing the historic drainage system with outlets off the property.

Plan.No.3 Proposed new Dairy roof water system discharging within Clater curtilage.

Plan.No.4 Proposed new Dairy foul water system discharging within Clater curtilage.

Plan.No.5 Proposed soak away area. Details c/w 7 No porosity testing charts.

Plan. No.6 Proposed attenuation for Clater House



Dear Mr. Tansley

The Dairy Clater Park

With reference to the Planning Permission Application DNMC/092114F and condition No 5 attached to it which prevents its occupation, we enclose draft plans which we believe resolve the issue.

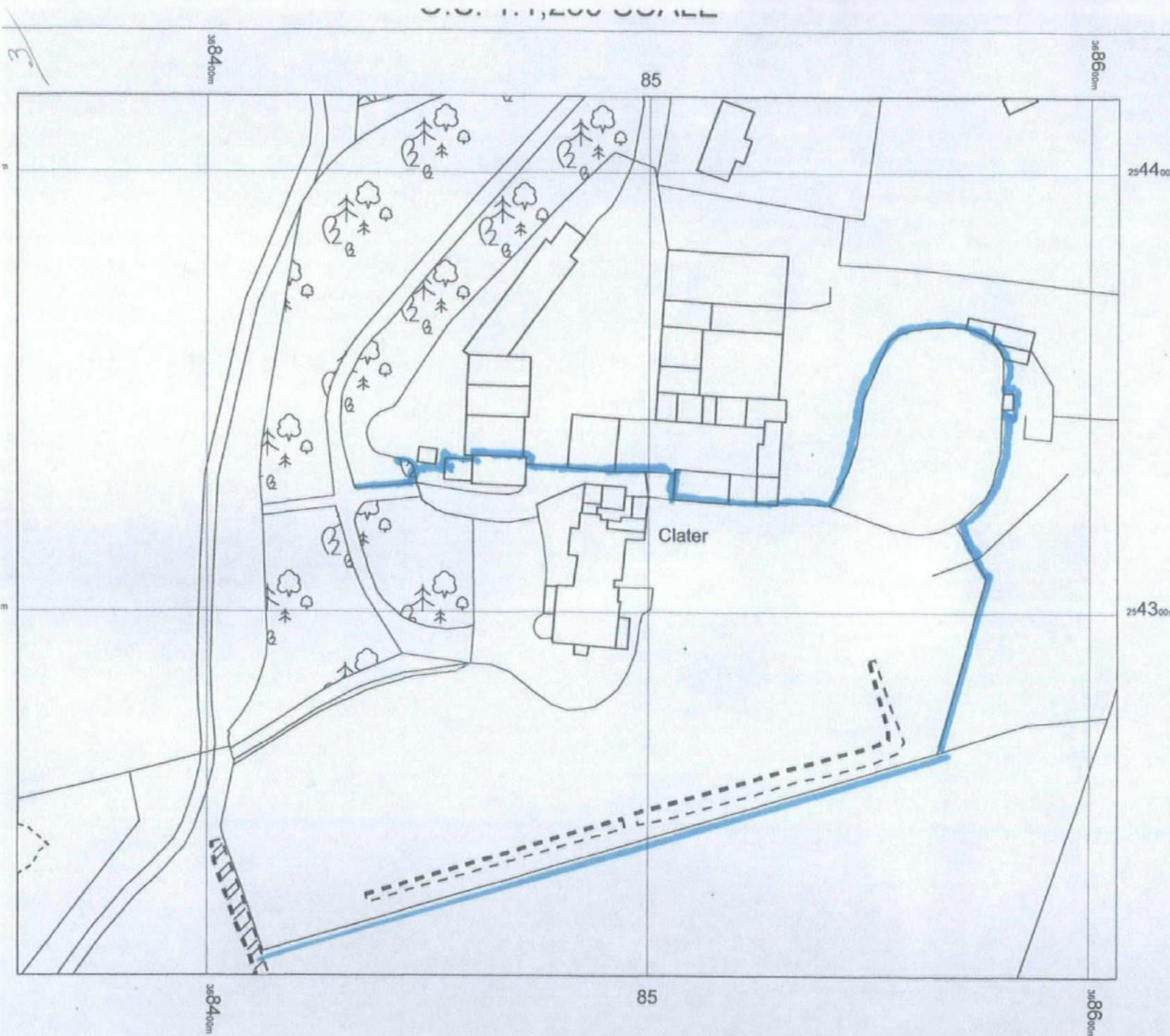
We have undertaken exhaustive tests over several periods to establish what porosity is available on the eastern side of Clater property that could be used to discharge by gravity the drainage waters from The Dairy and have arrived at a conclusion that we are confident this can be achieved. Our excavations indicate that an area on our plan etched in light green marked on Plan 5 and quite likely other adjoining areas have been built up from the virgin land when the large house was built. The trial holes 1.2.3 & 4 indicated layers of fractured stones (possibly from the excavation for the cellars) and at various levels and also fragments of pottery suggesting a waste disposal area. Excavations nearer the house the dumping appeared less and less with more clay apparent. Our proposal for a soak away drain for roof water is shown A-B on Plan 3 and a further soakaway drain for treated foul water, C-H on Plan 4

A question arose at our meeting about the possible flash flooding from roof water from Clater House, we have also addressed this situation by proposing to use the existing massive underground storage tank as attenuation storage and installing a limited pumped discharge system to keep it empty in normal conditions. In the event of sudden severe storms it will have the capacity to store the excess water. This will need an electrical supply from Clater House. Can you indicate if there is any need to contact Listed Building for any of our proposals please?

All plans and details you have requested are listed in our enclosed folder, THE DAIRY CLATER PARK Jan 2016.

We trust our proposed plans are acceptable to you as we consider they address all the issues that are required and trust we can proceed with a Building Notice Application with the required detail.

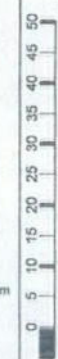
Yours sincerely, J.W.Lane



CLATER PARK
PLAN No 1
Curtilage



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DEVELOPMENT CONTROL
13 JAN 2016
To
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OS MasterMap 1250/2500/10000
scale
08 September 2015, ID:
CM-00461409
www.centremapslive.co.uk

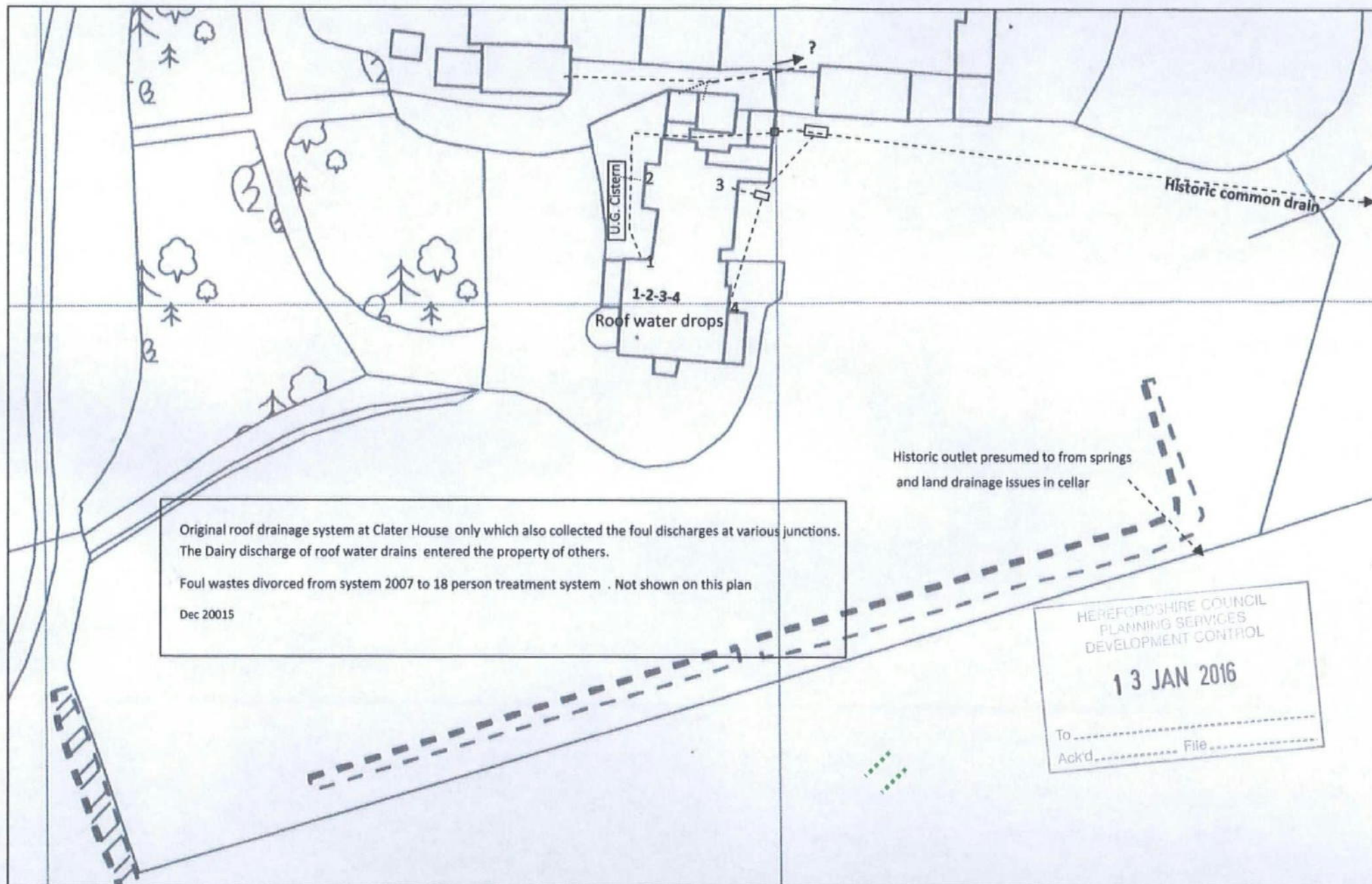
1:1250 scale print at A4, Centre:
368482 E, 254317 N

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The Map Shop
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Original roof drainage system at Clater House only which also collected the foul discharges at various junctions. The Dairy discharge of roof water drains entered the property of others.

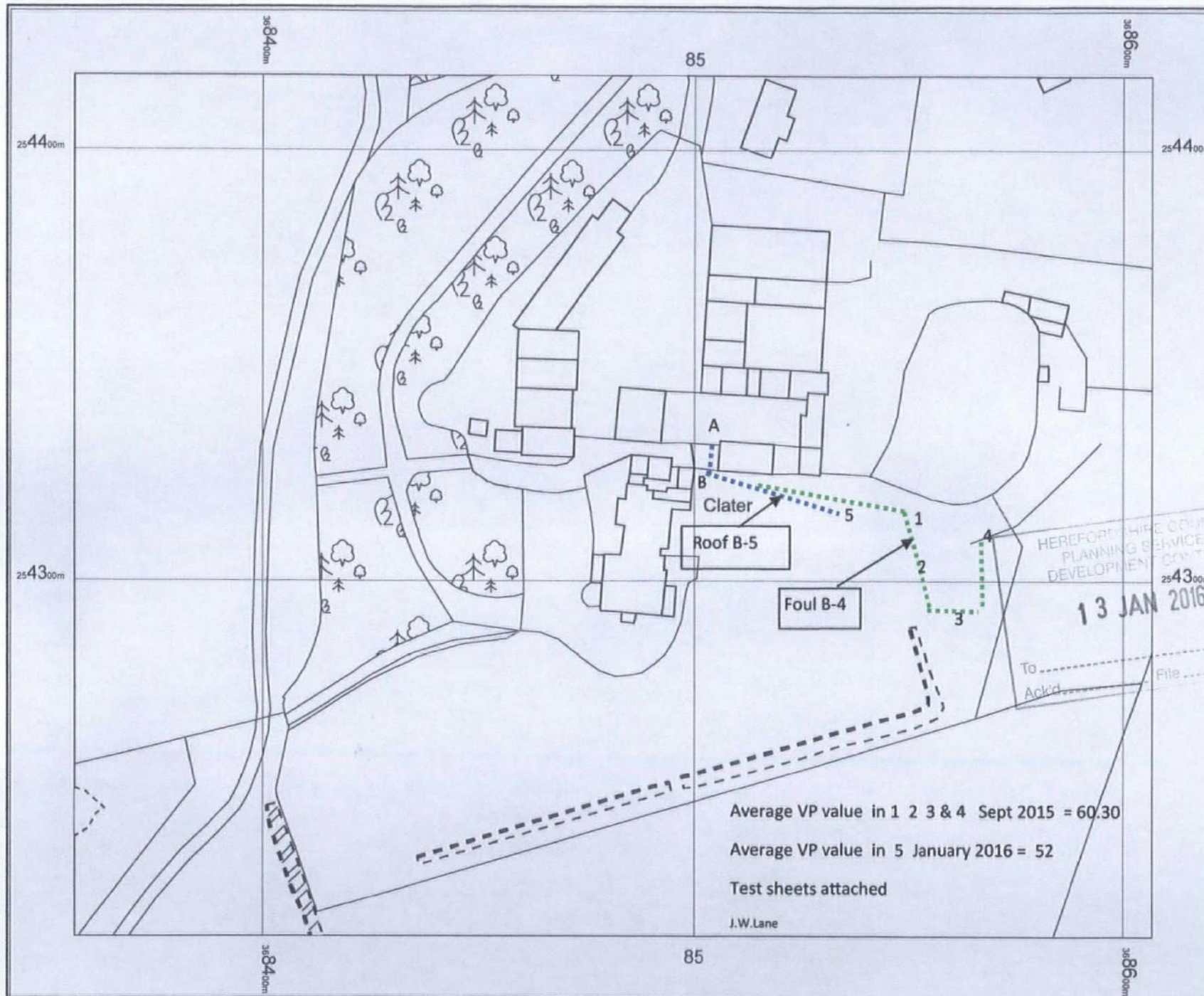
Foul wastes divorced from system 2007 to 18 person treatment system. Not shown on this plan

Dec 20015

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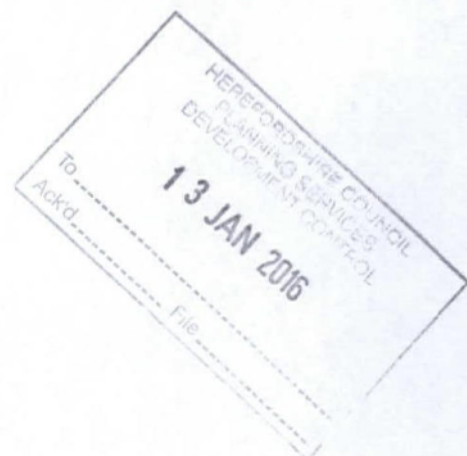
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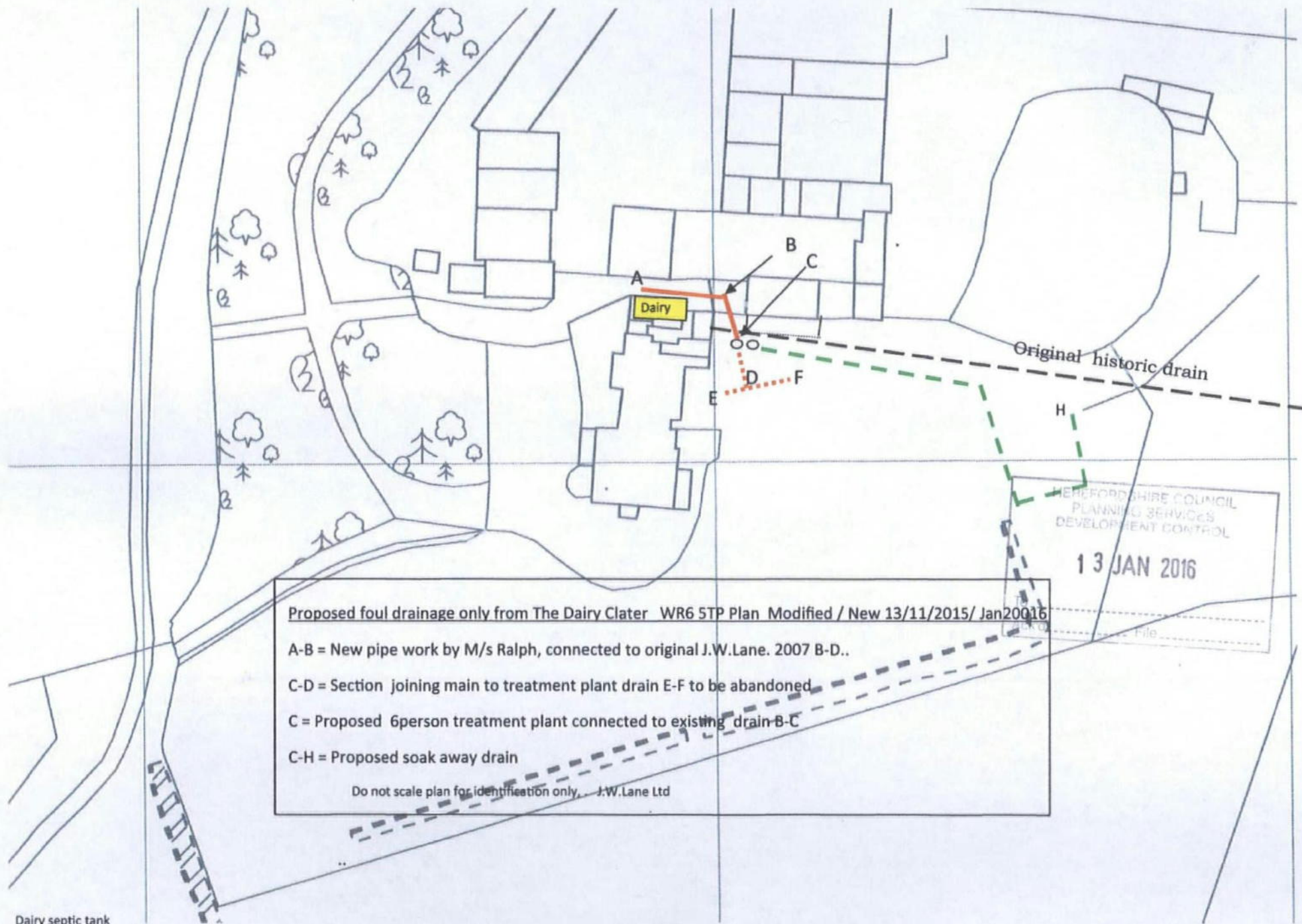
Roof Water Drainage System from The Dairy, Clater WR6 6TP

Schedule of works (see plan No3)

At position A on plan, construct inspection chamber and blank off existing drain leaving Clater House land. This drain receives roof water from The Dairy and is still original and clear to position A.

Supply and lay 110mm soak away drain B - 5





Proposed foul drainage only from The Dairy Clater WR6 STP Plan Modified / New 13/11/2015/ Jan20016

A-B = New pipe work by M/s Ralph, connected to original J.W.Lane. 2007 B-D..

C-D = Section joining main to treatment plant drain E-F to be abandoned

C = Proposed 6person treatment plant connected to existing drain B-C

C-H = Proposed soak away drain

Do not scale plan for identification only. J.W.Lane Ltd

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Proposed Foul Drainage from The Dairy, Two Bedroom Dwelling at Clater WR6 6TP

Schedule of Works (see plan 4 dated 2015)

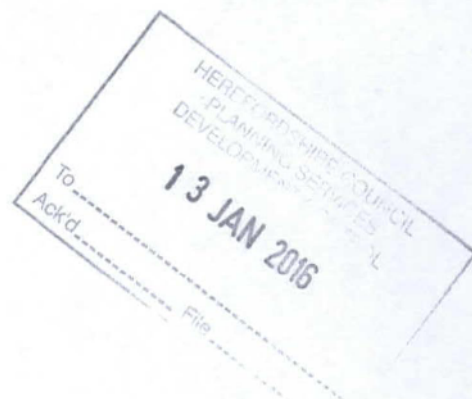
At position C, supply and install 6 person BS6297 2007 CE compliant sewage treatment plant to manufacturer's specifications, complete with pre- inspection chamber at inlet and sampling chamber at outlet. Backfill all with 15 newton concrete mix.

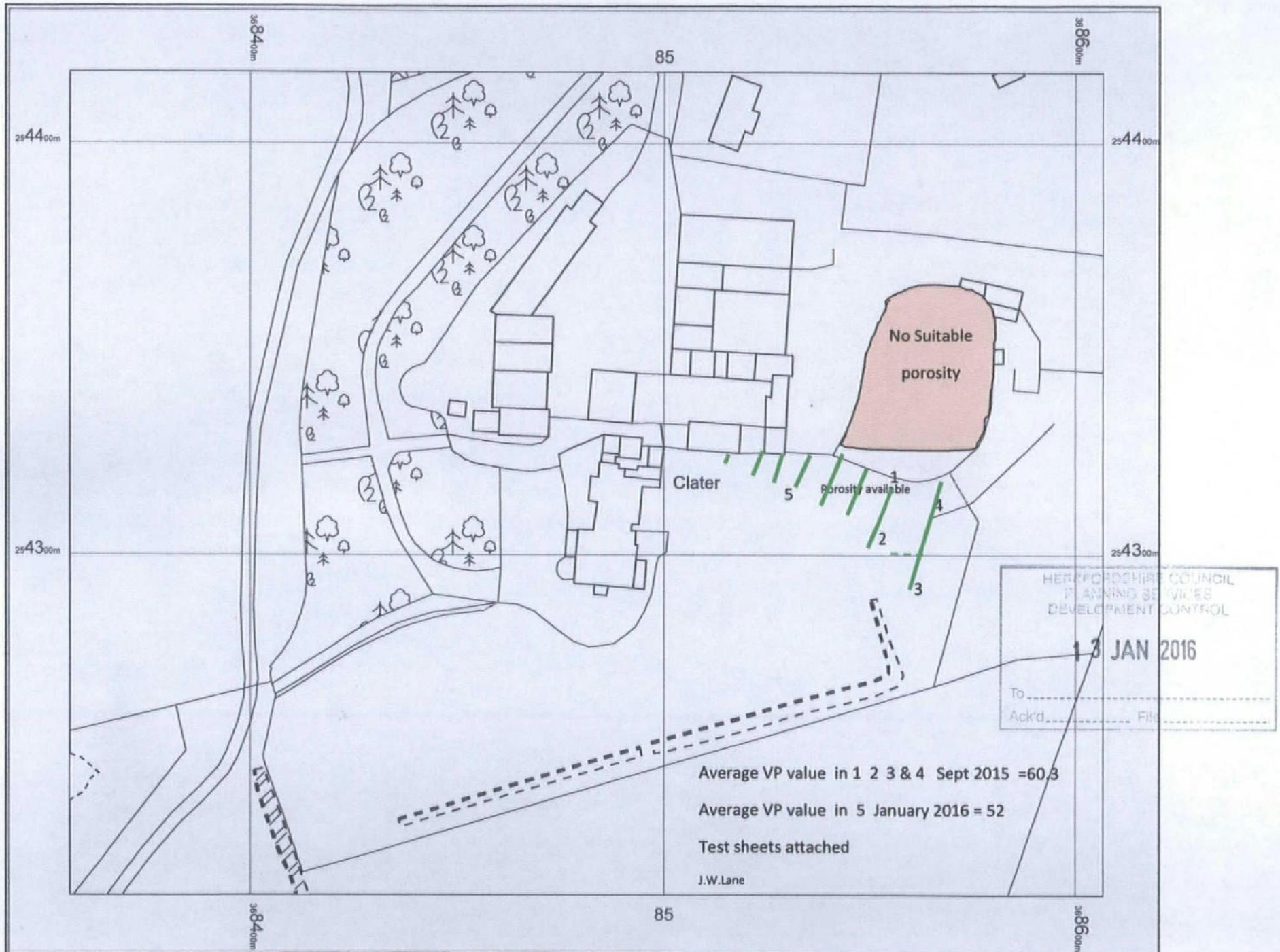
Connect to new existing sewer section A-B-C already constructed by others, abandoning section C-B the original discharge drain to Clater House foul sewer.

Supply and lay necessary ducts for electric controls, build up pre-formed I.C. chamber at sampling chamber to ground level and backfill chamber and treatment plant body to required level with concrete mix.

Construct soakaway drain as plan C-H from wrapped polybed drainage pipe, connect to sampling chamber at C.

Make electrical connections and commission plant.





Porosity4

Porosity Test

Site Address Clater Park

Contact Sarah/John

Tel No

Mobile 07974567528

E-Mail

Trial Hole No 4

Depth from surface 750mm mm

Date September 2015

Date	Time	Fill to 250mm	Time	Drop mm	Calculate drop sec/mm	VP value	Weather conditions	Signed
4/9	9.30am	Yes	2pm	200	14400/200	72.00	Showers/dry	
4/9	2.35pm	Yes	3.58 pm	100	4980 /100	49.80	ditto	
4/9	4.10pm	Yes	6.35 pm	120	8700 /120	72.50	ditto	
4/9	6.35 pm	Left empty			Not recorded	000	over night	
5/9	9.05 am	Yes	10.06am	130	3600 /130	27.69	fair dry	
						221.99		

Average VP value 55.50

For Trial Hole No 4

Remarks Soil conditions As per No 1 test hole

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DEVELOPMENT CONTROL

13 JAN 2016

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Porosity Test

Site Address Clater Park

Contact Sarah/John

Tel No

Mobile 07974567528

E-Mail

Trial Hole No 3

Depth from surface 750mm

Date September 2015

Date	Time	Fill to 250mm	Time	Drop mm	Calculate drop sec/mm	VP value	Weather conditions	Signed
4/9	9.40 am	Yes	2.05pm	300	15900 /300	53	Showers/dry	
4/9	2.05pm	Yes	3.32pm	180	5220 /180	29	ditto	
4/9	4.10pm	Yes	6.38 pm	200	8880/100	88.80	ditto	
4/9	1835	Left empty			Not recorded	000	over night	
5/9	9.13 am	Yes	10.10 am	100	3420/100	34.20	fair/dry	
						Total 205.00		

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13 JAN 2016

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FILE

Average VP value 51.25

For Trial Hole No 3

Remarks Soil conditions As per No 1 test hole

Site Address Clater Park

Porosity Test

Contact Sarah/John

Tel No

Mobile 07974567528

E-Mail

Trial Hole No 2

Depth from surface 750mm O/Dmm

Date September 2015

Date	Time	Fill to 250mm	Time	Drop mm	Calculate drop sec/mm	VP value	Weather conditions	Signed
4/9	9.20 am	Yes	1.48pm	190	16080/190	84.63	Showers/dry	
4/9	2.35pm	Yes	3.59pm	80	5040/80	63	ditto	
4/9	4.20pm	Yes	6.36 pm	120	8160/120	68.00	ditto	
4/9	1835	Left empty			Not recorded	000	over night	
5/9	9.20 am	Yes	10.13 am	50	3180/120	26.50	Fair dry	
						Total 241.99		

Average VP value

60.53

For Trial Hole No 2

Remarks Soil conditions. As per No 1 test hole.



Porosity Test

Site Address Clater Park

Contact Sarah/John

Tel No

Mobile 07974567528

E-Mail

September 2015

Trial Hole No 1

Depth from surface 750mm O/D

Date	Time	Fill to 250mm	Time	Drop mm	Calculate drop sec/mm	VP value	Weather conditions	Signed
4/9	9.30 am	Yes	2.00pm	200	16200/200	81	Showers/dry	
4/9	2.35pm	Yes	3.58pm	100	4980 /100	49.80	ditto	
4/9	4.10pm	Yes	6.35 pm	120	8700/120	72.5		
4/9	1835	Left empty			Not recorded	000	over night	
5/9	9.00 am	Yes	10.17 am	50	4620/50	92.40	Fair dry	
						Total 295.70		

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13 JAN 2016

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Average VP value

73.93

For Trial Hole No 1

Remarks Soil conditions Top soil with, layer of clay above a layer of broken rock varying between 75/ 100mm permeable. Holes one and four over-dug to establish if rock below none found. Recommended and suitable for intended soak away drain required.

Porosity Test

Site Address Clater Park

Contact

Tel No

Mobile

E-Mail

Trial Hole No 5

Depth from surface 1000mmmm

January 2016

Date	Time	Fill to 250mm	Time	Drop mm	Calculate drop sec/mm	VP value	Weather conditions	Signed
6/1/2016	8.50	yes	9.50	120mm	3600/120	30	overcast/wet	
6/1/2016	10.00	yes	14.00	160mm	14400/90	90	raini	
6/1/2016	1400	yes	9.50 7/1/16	empty			rain	
7/1/2016	11.00	yes	12.00	128mm	3600/128	28.00	stormy	
					Average VP value	46	For Trial Hole No 5	

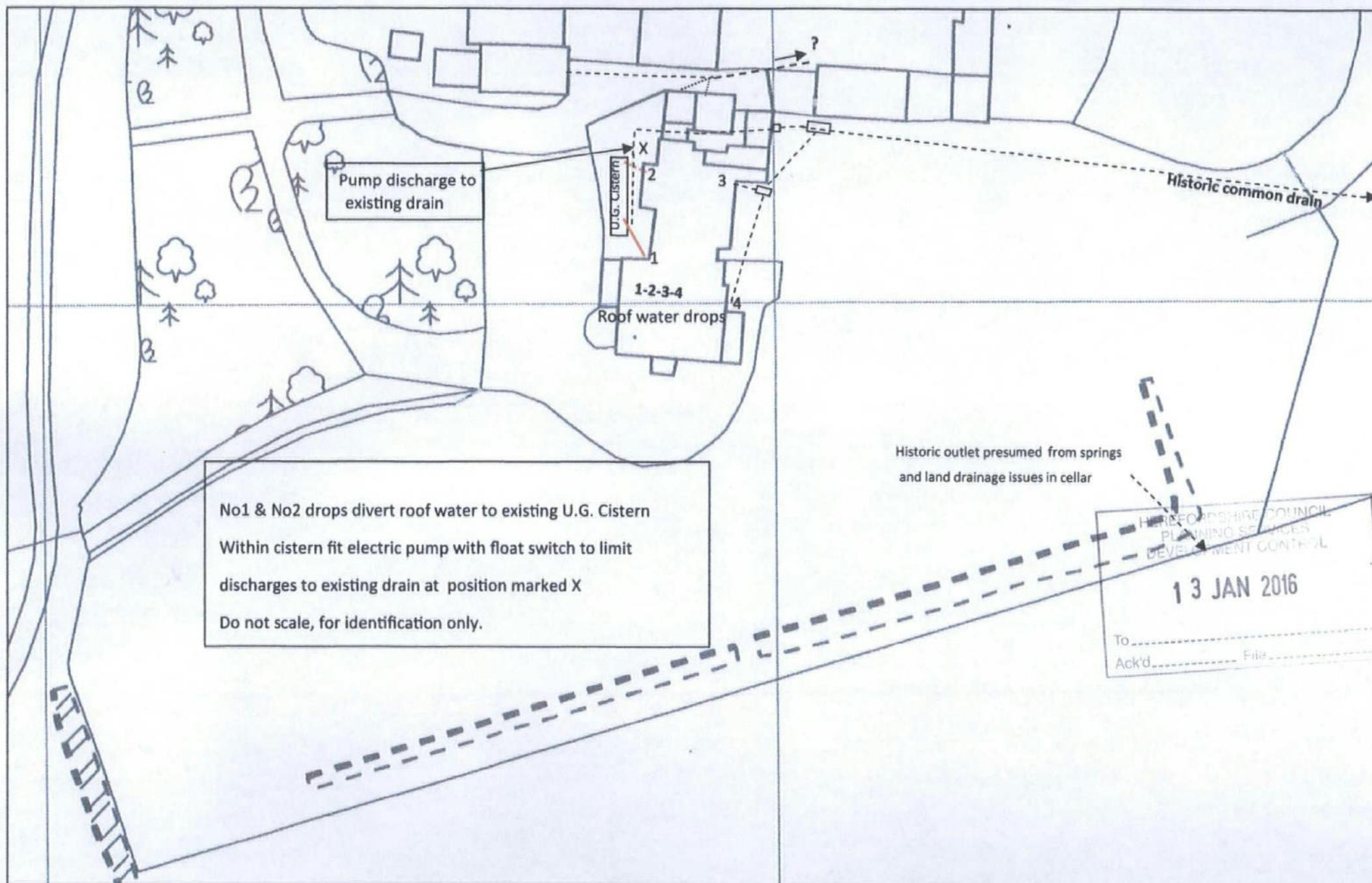
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Remarks Soil conditions broken layered rock under top soil various depths as dumped

PLAN No 6





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Proposed Attenuation Arrangement to Previous Flash Flooding from Clater House WR6 6TP
January 2016

Schedule of Works (see attached plan 6 Jan 2016)

Utilising existing underground water storage system as indicated (approx. 20,000 litres), install electric pump with float switch within the cistern to discharge water in small quantities to existing outfall drain marked X on plan.

This storage will help keep the tank empty until such time as a heavy downpour of roof water occurs and will discharge an acceptable amount to the main drain from half the roof area of Clater House with the remaining Dairy roof water going to soakaway.

Electrical wiring up of pump from electric supply for automatic use to comply with the necessary regulations.

