

[illegible]

PROPOSED SITE PLAN

SURFACE WATER DRAINAGE

OUTFALL DESTINATION (SUDS) HIERARCHY

There are several Site Investigations available for this site and the immediate surrounding site areas, the latter which are also proposed for future development. All of the Site Investigations note similar below ground conditions being that the underlying ground conditions comprise of variable depths of made ground (being a possible source of sporadic contamination) overlying stiff to very stiff clays. The clays are of varying Plasticity Index values and are deemed as being susceptible to volumetric instability should there be any variation in moisture content.

Falling head tests have been carried out and given the low permeability of the clay on site, the use of soakaways are not recommended.

Given the low permeability of the clay and the potential for volumetric instability if there is any change to moisture content (which would cause heave to existing floor slabs and foundations), the use of infiltration drainage systems at the site are precluded.

Therefore, a positive outfall will be required. The nearest open watercourse is not within reasonable proximity to the site and so it follows that discharging run-off to the existing surface water infrastructure will be necessary. This is the current mechanism for draining surface water run-off from the site.

SURFACE WATER DRAINAGE STATEMENT

The proposal is to create a covered canopy area outside of the loading doors in order to provide dry access/egress into and out from the existing building.

The canopy is to be placed over an existing external concrete yard area.

Drainage flow rates for the area are therefore the same as the existing condition, i.e., there is no change.

The proposal creates betterment in that goods vehicles are under cover for loading and unloading, therefore, during heavy rainfall there will be a reduction in the likelihood of petrol or oil pollutants entering into the SW drainage system.

[illegible]