



DRAINAGE STRATEGY

SURFACE WATER

SURFACE WATER RUNOFF WILL BE COLLECTED WITHIN A POSITIVE SYSTEM AND DISCHARGED INTO THE EXISTING HIGHWAY SYSTEM FRONTING THE SITE AT A DISCHARGE RATE OF 9.5l/sec/ha. CCTV SURVEY OF THE EXISTING SYSTEM WILL BE REQUIRED. MULTIPLE SUDS FEATURES ARE PROPOSED ACROSS THE SITE, INCLUDING A SOFT LANDSCAPE CONVEYANCE SYSTEM TO COLLECT HIGHWAY RUNOFF, RAINWATER BUTTS AT EACH PLOT, PERMEABLE DRIVEWAYS AND A FINAL DETENTION BASIN.

IN ACCORDANCE WITH THE SAB STANDARDS

STANDARD 1

- REUSE - SURFACE WATER RUN-OFF TO BE COLLECTED WITHIN SOFT LANDSCAPED AREAS, REUSED BY THE HYDRATION OF PLANTING. WATER BUTTS ARE PROPOSED AT EACH INDIVIDUAL PROPERTY.
- INFILTRATION - INFILTRATION TESTING WAS CARRIED OUT IN NOVEMBER 2019 (REPORT REF. S1294). 7 TEST PITS AT VARIOUS LOCATIONS/ DEPTHS WERE INVESTIGATED WITH NEGLIGIBLE DROP IN WATER LEVEL OBSERVED. THE REPORT CONFIRMS THAT INFILTRATION IS NOT VIABLE FOR THE DEVELOPMENT SITE.
- WATER BODY - NO RIVER OR ORDINARY WATERCOURSE IS EVIDENT IN THE VICINITY OF THE SITE. A SMALL SECTION OF WATERCOURSE IS EVIDENT AT THE NORTH EAST CORNER OF THE SITE WITHIN SWIRA LAND. THIS APPEARS TO DISCHARGE INTO THE HIGHWAY SYSTEM. CCTV SURVEY WILL BE REQUIRED TO CONFIRM.
- SURFACE WATER SEWER - A CONNECTION INTO THE HIGHWAY SURFACE WATER SYSTEM IS PROPOSED FOR THIS DEVELOPMENT.
- COMBINED SEWER - NOT REQUIRED FOR THIS DEVELOPMENT.

STANDARD 2

- FIRST 5mm OF RAINFALL FROM THE IMPERMEABLE AREAS WILL BE INTERCEPTED AND STORED WITHIN A VARIETY OF SUDS FEATURES, INCLUDING WETLANDS, SWALES AND DETENTION BASINS.
- SURFACE WATER SYSTEM TO BE DESIGNED TO FOR A RETURN PERIOD OF 100YRS + 30% CLIMATE CHANGE.
- GIVEN SITE LEVELS, SHOULD THE FLOW CONTROL DEVICES BLOCK, RUNOFF WILL BE DIRECTED TOWARDS EXISTING HIGHWAYS AND NOT PROPOSED DWELLINGS.
- THE SUGGESTED SOIL INDEX FOR THE DEVELOPMENT SITE IS 2, DUE TO THE NEGLIGIBLE INFILTRATION RESULTS ACHIEVED ONSITE, IT IS PROPOSED TO INCREASE THE SOIL INDEX TO 4 TO CLOSELY REPRESENT ONSITE CONDITIONS.

STANDARD 3

- WATER QUALITY WILL BE ACHIEVED VIA VARIOUS SUDS TECHNIQUES, INCLUDING CONVEYANCE SOFT LANDSCAPE, PERMEABLE HARD SURFACES & DETENTION BASINS.

STANDARD 4

- DETENTION BASINS AND SOFT LANDSCAPE AREAS ARE AN IMPORTANT PART OF THE LANDSCAPE DESIGN. THESE FEATURES WILL BE PLANTED AS PER THE LANDSCAPE ARCHITECTS SPECIFICATION AND WILL PROVIDE AMENITY CONTRIBUTION.

STANDARD 5

- SWALES, DETENTION BASINS AND SOFT LANDSCAPE AREAS WILL BE PLANTED WITH NATIVE PLANT SPECIES TO PROVIDE DENSE AND DURABLE COVER OF VEGETATION THAT CREATES APPROPRIATE HABITAT FOR INDIGENOUS SPECIES.

STANDARD 6

- THE SUDS FEATURES SERVING THE PROPOSED ADAPTABLE ACCESS ROAD, AND SHARED DRIVEWAYS WILL BE PROPOSED FOR ADOPTION BY THE LOCAL AUTHORITY INCLUDING THE 2 DETENTION BASINS.

FOUL WATER

- A S185 AGREEMENT WILL BE REQUIRED TO DIVERT THE EXISTING COMBINED SEWER BISECTING SITE. CCTV SURVEY OF THE SYSTEM WILL BE REQUIRED.
- A GRAVITY FOUL SYSTEM IS PROPOSED FOR THE DEVELOPMENT SITE DISCHARGING INTO THE DIVERTED LINE OR WITHIN THE HIGHWAY.

- GENERAL NOTES**
- DO NOT SCALE THIS DRAWING.
 - CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER.
 - ANY DISCREPANCY TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
- KEY**
- PROPOSED SAB ADAPTABLE STORM DRAINAGE SYSTEM
 - PROPOSED S185 EXISTING DCWM DIVERSION
 - PROPOSED DCWM ADAPTABLE FOUL DRAINAGE SYSTEM
 - PROPOSED SAB ADAPTABLE PERFORATED STORM SYSTEM
 - PROPOSED SAB SOFT LANDSCAPE FEATURE
 - COLLECTING OVERLAND RUNOFF
 - SURPOSED PERMEABLE HARD SURFACE DRIVEWAY
 - PROPOSED DETENTION BASINS

Rev.	Detail	By	Date
Revisions			
Reinforcement schedules nos.			

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Client: **OBSIDIAN DEVELOPMENT LTD**

Project: **RESIDENTIAL DEVELOPMENT AT LON FAIR ST CLEARS**

Drawing Title: **PROPOSED DRAINAGE STRATEGY PLAN**

PRELIMINARY

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