

GENESIS RESIDENTIAL CARE HOME, 2 STATION STREET, DONINGTON, SPALDING, LINCOLNSHIRE, PE11 4UO**Drainage Strategy for Discharge of Planning Condition****1. Proposal**

The existing Genesis Residential Care Home has a footprint of approximately 191m² on a total site area of approximately 998m². Our client proposes to extend the existing footprint by demolishing part of the existing building, approximately 30m² and adding approximately 248m². Reference to Historic Ordnance Survey sheets shows that between 1889 and 1905, an extension existed on the rear of the existing building, however, by 1972, this had disappeared.

2. Planning Approval

South Holland District Council have granted Planning Approval for the development reference no H04-1128-16 but under Condition No 9 requires the applicant to submit a drainage strategy.

Condition 9 states the following – ‘Before the commencement of the development hereby granted beyond oversight, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

NB: The Internal Drainage Board is not aware of any surface water sewers in the area. The applicant should therefore investigate the existing means of disposal and if this is to an adjacent piped system, the applicant will be responsible for ascertaining the condition of the system, whether it can accept the additional flows and seeking any relevant permissions which may be required from the operator of that system.

Reason: To ensure that the site is adequately drained, to avoid pollution and to prevent increased risk of flooding. This condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework 2012. This document is intended to provide sufficient information to enable the Local Authority to discharge the condition’.

3.0 Existing Drainage

The existing drainage on site is a combination of 100mm diameter vitrified clay pipes, 60mm diameter polyvinyl chloride pipes, 100mm pitch fibre pipes, 100mm polyvinyl chloride pipes and 150mm diameter vitrified clay pipe into a soakaway / well. Previous extensions to the building have resulted in the original drainage being extended to accommodate the additional construction.

A CCTV survey has been carried out by A Jet Drain Services that has located a number of structural defects, service defects, operational defects and in a number of locations, the survey had to be abandoned. The drainage from the adjacent residential development also connects into the drain run which runs close to the boundary wall.

Changes and extension of the building will require a number of the runs to be replaced between manhole no1 and 2.

The drains are a combination of foul, combined and surface water with a soakaways / well and septic tank being present on the rear garden area. We understand that the cellar below the building has water standing in it.

4.0 Foul Drainage

The new foul drainage will be connected into the existing drainage on site to discharge into Anglian Water Authority's mains drainage in the road. As some of this off-site drainage takes discharge from other properties, these common sewers will be the responsibility of Anglian Water Authority and approaches will be required for them to carry out the necessary repairs. We have calculated that the existing building discharges approximately $> 1 \text{ l/sec}$ and that the proposed extension will add another $? \text{ l/sec}$. The sewers are laid at gradients of approximately 1:2 which with a roughness factor 1 l/sec will take $? \text{ l/sec}$. Clearly there is spare capacity in the sewers on site.

5.0 Surface Water Drainage

Existing surface water drainage is discharged either into the combined drains on site or into the well in the garden area. We have approached Anglian Water Authority for details of the foul and surface water drains in the vicinity and have been advised that there are only foul drains near the site. However, on the drainage plan provided there are some combined sewers shown away from our client's site. The age of the property suggests that the sewers on the Highway were originally combined sewers and because of flooding problems, Anglian Water Authority have now designated these sewers as only foul sewers.

We have also approached Black Sluice Internal Drainage Board and been advised that the size of the proposed extension is small and they have advised that no consent is required from them (copy of email attached). During our discussions with Andrew Scott from Black Sluice Internal Drainage Board, he advised that there were surface water flood relief sewers that had been recently overhauled by either or both Anglian Water Authority and Lincolnshire County Council Highways. We have approached Lincolnshire County Council Highways and been advised verbally that they do not allow non-highway surface water into their drains.

Anglian Water's Surface Water Drainage Policy requires the disposal hierarchy to follow the order of preference listed below:

- 1) Discharge by infiltration to the ground – the percolation rates obtained from the ground investigation were poor and there was a high-water table recorded on site.
- 2) Discharge to an open surface water body – there is no open surface water body on site.
- 3) Discharge to a surface water sewer – Anglian Water Authority have not identified any surface water sewers on their plans. We have spoken to Lincolnshire County Council Highways who we are advised have in recent years installed surface water sewers to alleviate flooding in the area. They have verbally advised that we cannot connect to the surface water sewers.
- 4) Discharge to a combined sewer – according to Anglian Water Authority, there are no combined sewers serving the site, although the existing surface water goes into the foul sewer on site.
- 5) Discharge to a foul sewer – see 4) above.

Anglian Water's Surface Water Drainage Policy advises that a surface water connection to a combined or foul sewer can only be permitted under exceptional circumstances if evidence shows that the previous site was connected to the same sewer and there are no other feasible discharge options.

As a result of the above, the surface water from the extension will be discharged into soakaways on site subject to suitable percolation rates. In the event that the level of water in these approaches ground level, then an emergency overflow will be provided into the existing combined drains on site. This will be subject to percolation rates from the sub-surface deposits which will be assessed as part of the ground investigation. The success of this proposal will also be dependent on the level of the water table and obtaining the necessary approvals from Building Control.

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