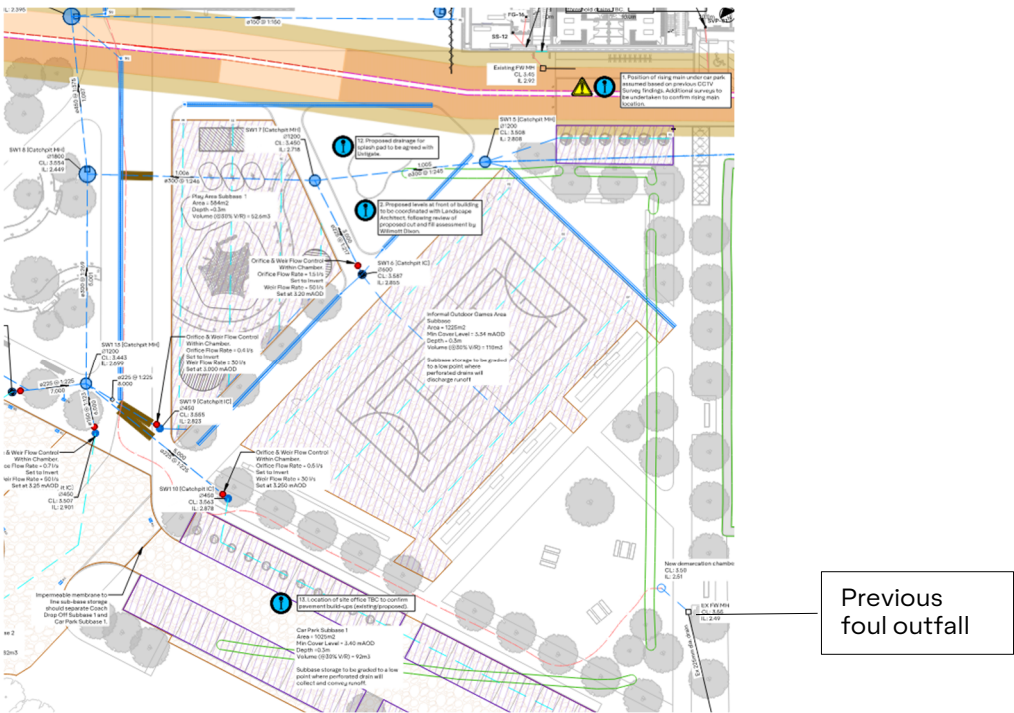


1 Introduction

A Flood Risk Assessment and separate Drainage Strategy Report (ref M00514-ENG-XX-ZZ-RP-C-0002 and M00514-ENG-ZZ-XX-RP-C-0003) were prepared by Engenuiti and submitted to South Holland District Council (SHDC) for the proposed construction of a two-storey extension to the existing Castle Sports Complex building in Spalding, PE11 2AJ. The SHDC application reference is H16-0462-24. The planning application was approved, with a condition imposed for the foul drainage (Condition 10).

The purpose of this Technical Note is to provide the information required to discharge this condition. Furthermore, this document has been updated to reflect the changes to the proposed outfall of the foul drainage. Previously, this was to an existing manhole located further south of the site, as shown in Figure 1. The outfall has now been re-located to an existing manhole closer to the building, as shown in Figure 2. This remains a private connection within the site boundary, however a S106 Application will still be made to obtain approval for the indirect connection to the public sewer.



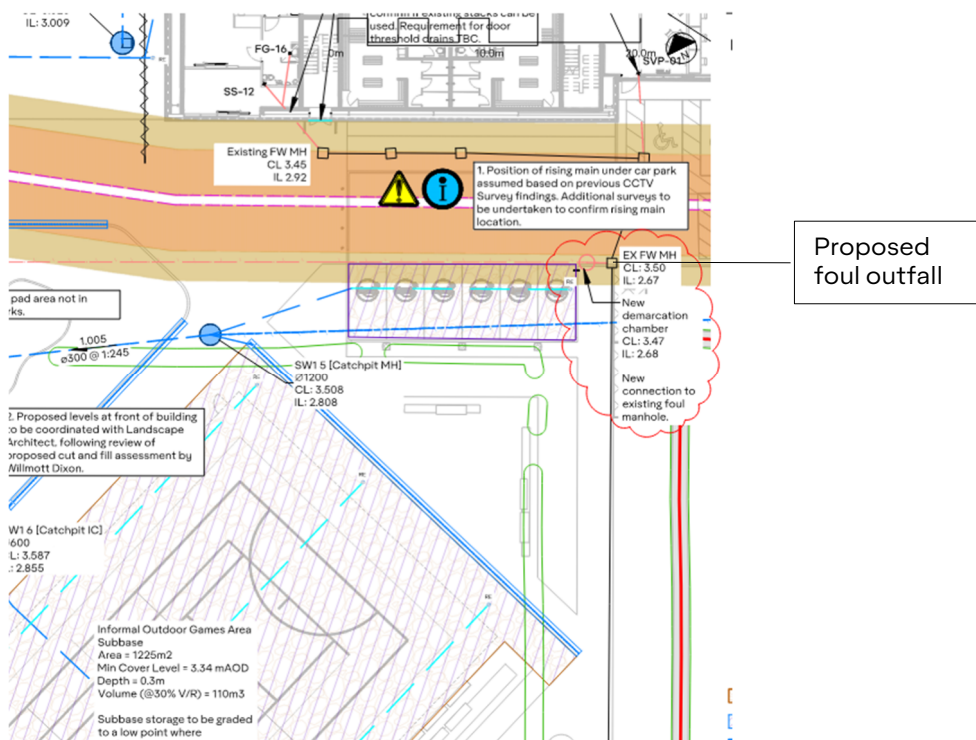


Figure 2 – Proposed Location of Foul Outfall

2 Planning Condition

The condition is outlined below, along with Engenuiti's response.

2.1 Condition 10

No building hereby permitted shall be first occupied until details of the design, implementation, maintenance and management of foul water drainage works have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure development would not result in unacceptable risk of pollution or harm to the environment or landscape.

This Condition is imposed in accordance with Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in the National Planning Policy Framework (December 2024).

2.2 Response

The proposed foul drainage strategy comprises two separate components, as detailed below:

- Domestic foul drainage (toilets, showers, sinks etc)
 - Wastewater from the appliances discharges into a pump and therefore requires breakdown storage in accordance with Building Regulations. This allows wastewater to be stored in a below ground tank in the event of pump failure. The tank is currently 25m³ for a 24-hour period (worst-case scenario).
 - Typically, a 24-hour period is required for residential developments and in Engenuiti's experience, this can be reduced to 12-16 hours for a leisure centre, based on the operating hours, and subsequently reduce the size of the storage tank required. This strategy is to be agreed with Building Control.
 - Wastewater is then pumped via a rising main to a junction chamber, where it combines with the non-domestic foul drainage, and continues to be pumped via a rising main to an existing foul manhole chamber located within the site.
- Non-Domestic foul drainage (Trade Effluent)
 - Wastewater from the pool equipment discharges to a separate pump with attenuation. The tank is currently 12m³.
 - Wastewater is then pumped via a rising main to a junction chamber, where it combines with the domestic foul drainage, and continues to be pumped via a rising main to an existing foul manhole chamber located within the site.

Timetable for and any phasing of implementation for the drainage scheme and details of how the scheme shall be maintained and managed over the lifetime of the development

The proposed drainage design is provided under separate cover (drawing ref M00514-ENG-ZZ-XX-DR-C-3000 (Rev T2), 3001 (Rev T3), 3002 (Rev T4) and 3003 (T3)) and details of the implementation are as follows:

- Early works drainage (Existing Car Park) - July to Sep 2025
 - Drainage and ducting
 - Kerbs and edging
 - Sub-base stone for permeable surface
- Main drainage - May / June to Sep 2026
 - New storm and foul drainage (including pump chambers)
 - Attenuation below AGP
 - Attenuation Basin
 - Complete drainage runs
 - Kerbs and edging
 - Sub-base
 - Paving

Maintenance and Management

Regular maintenance should be carried out by trained engineers to continue the effectiveness, safety and durability of products. Current Health and Safety legislation places the responsibility of ensuring systems are regularly serviced and maintained by the property owner/occupier.

Maintenance and management of the systems will be as per the selected manufacturer's guidelines. A servicing contract with them will likely include:

- General condition and the pump station is checked on a regular basis
- System misuse can be identified and rectified before a major breakdown occurs
- Trained engineers will provide reports on any potential problems in the future
- Check the wear of the wearing arts within the systems
- Compliance with the local health and safety regulations