COMPTON MILL,
PROSPECT PLACE,
LEEK

PROPOSED DRAINAGE STRATEGY

17th February 2010

1. Introduction

1.1 This drainage strategy refers to the proposed development of Compton Mill, Prospect Place, Leek. It is envisaged that a development of Class C2 use, residential accommodation with care comprising 66 apartments with communal facilities, parking and associated private amenity space will be constructed.

2.0 Existing Drainage

2.1 The existing building (Compton Mill) currently drains positively to both foul and surface water sewers located in Compton. These sewers are adopted and fall under the jurisdiction of Severn Trent Water. A copy of the adopted sewers plan is attached at Appendix A.

3.0 Proposed Drainage Strategy

3.1 It is proposed that the new development will also drain to both the adopted foul and surface water sewers located in Compton. Location points for connections are shown on the Drainage Strategy Plan attached at Appendix C.

3.2 Enquiries have been made to Severn Trent as to the possibility of using existing connections from Compton Mill to their sewers with existing surface water discharge rates and increased foul water discharge rates proposed. A copy of this enquiry is attached at Appendix B.

3.3 Once full responses have been received from Severn Trent Water a detailed foul and surface water drainage design will be completed for the proposed development. This new system will remain private up to the point where it makes its connection to the adopted sewers and will meet all current regulation and statutory requirements where necessary.

APPENDICES

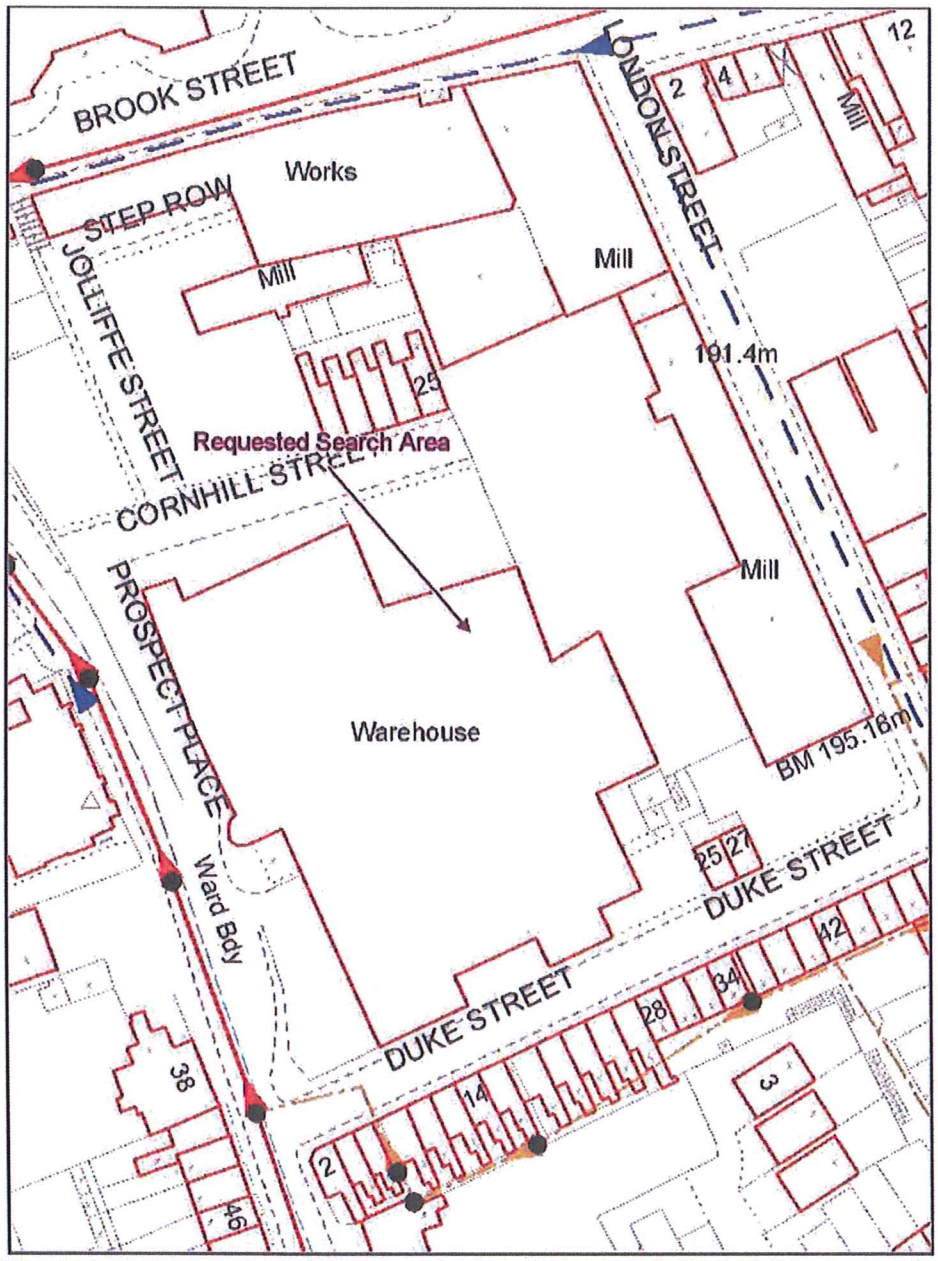
APPENDIX A	**Severn Trent Water Adopted Sewer Plan**
APPENDIX B	**Correspondence to Severn Trent Water**
APPENDIX C	**Proposed Drainage Strategy Plan**

APPENDIX A

SEVERN TRENT WATER

SEWER MAP

SEWER RECORD FOR: Compton Mill Compton Leek ST13 5NJ



- Abandoned Gravity Sewer
- Private Combined Gravity Sewer
- Private Foul Gravity Sewer
- Private Surface Water Gravity Sewer
- Public Combined Water Gravity Sewer
- Public Foul Gravity Sewer
- Public Surface Water Gravity Sewer
- Trunk Combined Gravity Sewer
- Trunk Foul Use Gravity Sewer
- Trunk Surface Water Gravity Sewer
- Abandoned Pressurised Sewer
- Combined Use Pressurised Sewer
- Foul Use Pressurised Sewer
- Surface Water Pressurised Sewer
- Highway Drain
- Blind Shaft
- Combined Use Manhole
- Disposal Site
- Flushing Chamber
- Foul Use Manhole
- Grease Trap
- Head Node
- Hydrobrake
- Lamphole
- Outfall
- Overflow
- Penstock
- Petrol Interceptor
- Sewage Treatment Works
- Sewer Blockage
- Sewer Chemical Injection Point
- Sewer Collapse
- Sewer Junction
- Sewerage Air Valve
- Sewerage Hatch Box Point
- Sewerage Isolation Valve
- Soakaway
- Surface Water Manhole
- Vent Column
- Waste Water Storage
- Culverted Watercourse
- Access Right
- Sewer Pumping Facility
- Sewer Facility Connection *(Sewer Pumping Facility Inlet/Outlet Sewer Treatment Works Inlet/Outlet)*

All Private Sewers are shown in magenta
All Section 104 sewers are shown in green, using the same line style as private sewers

SEWER RECORD

Severn Trent Water

Severn Trent Water Limited
Waterworks Road
Edgbaston
Birmingham B16 9DD
Telephone: 0121 452 3306

Date of Issue:09/10/2008

Compton Mill Compton
Leek ST13 5NJ

1. **Do not scale off drawing:** This plan is furnished as a general guide and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works in the vicinity of the company's assets.

2. The material contained in this drawing has been based upon the Ordnance Survey Map by SEVERN TRENT WATER Ltd. by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright - SEVERN TRENT WATER Ltd. - WU298522

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APPENDIX B

CORRESPONDENCE TO

SEVERN TRENT WATER

GLADMAN
DEVELOPMENTS LIMITED

Gladman House
Alexandria Way
Congleton Business Park
Congleton
Cheshire
CW12 1LB
Tel: 01260 288800
Fax: 01260 288801
www.gladman.co.uk

Our ref: ST-L-01/GH

Severn Trent Water
Sherbourne House
St Martins Road
Coventry
CV3 6SD

17th February 2010

Dear Sirs

RE: COMPTON MILL, PROSPECT PLACE, LEEK
FOUL AND SURFACE WATER CONNECTIONS

We attach a plan showing our proposed development, on which it is envisaged that a development of Class C2 use, residential accommodation with care comprising 66 apartments with communal facilities, parking and associated private amenity space will be constructed. A schedule of accommodation is attached for your information.

We are proposing to drain this new development to the existing public sewers located in Compton as the existing building does. We would expect the surface water discharge rate to remain the same, but foul flows would in all likelihood increase. At this time we would like confirmation that this will be possible. We will at a later date make the necessary formal applications to discharge foul and surface water drainage to the relevant public sewers.

We shall also be pleased to receive a copy of your record drawings, plus information regarding manhole locations and sizes, pipe sizes and invert levels as this will help greatly in our drainage design for this development.

Will you please acknowledge receipt of this enquiry, giving details of who will deal with it and when a reply may be expected? You may contact me by email at g.horner@gladman.co.uk

Yours faithfully

G. Horner.

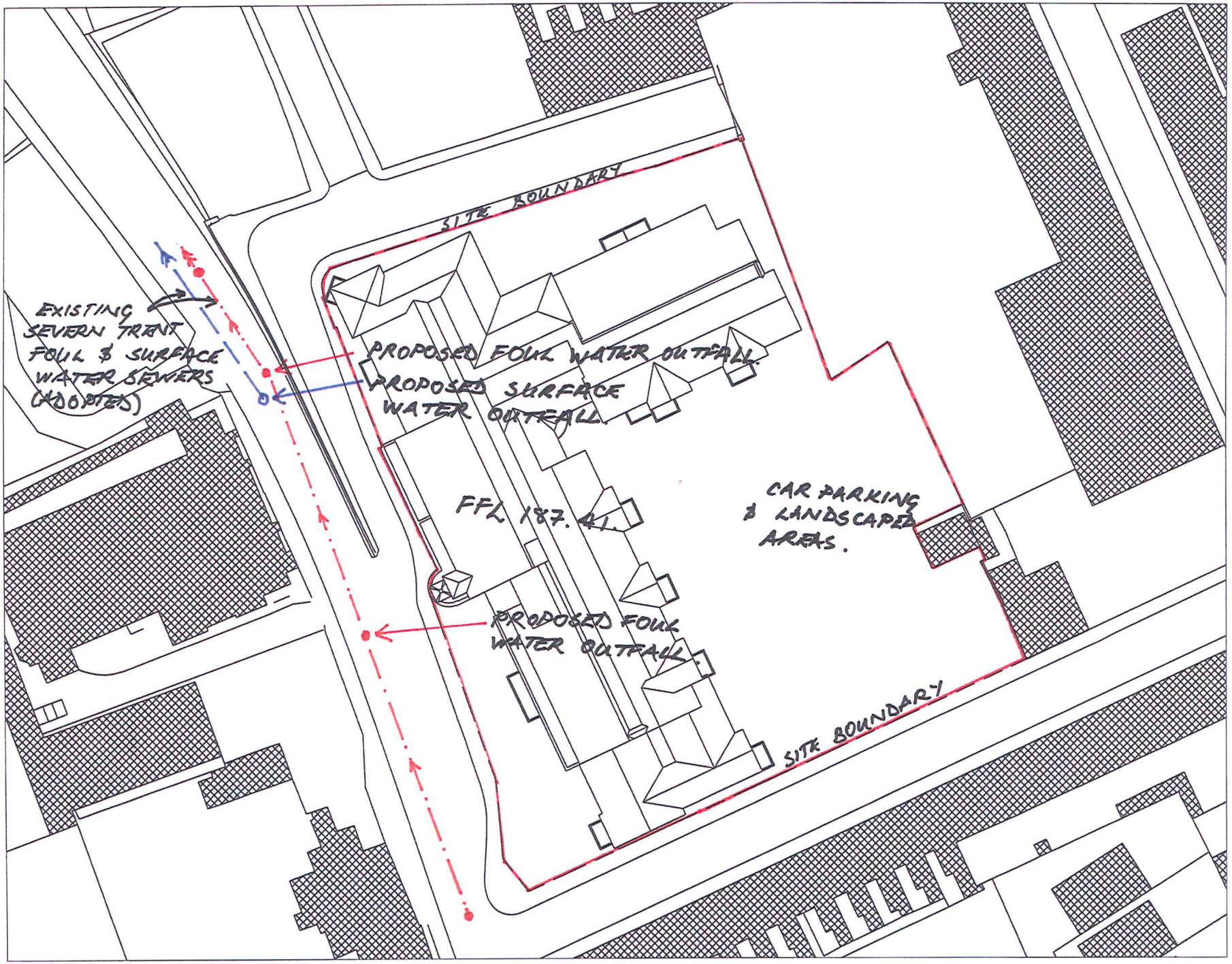
GERALDINE HORNER BEng CEng MICE
Technical Manager

Enc.

APPENDIX C

PROPOSED

DRAINAGE STRATEGY PLAN



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scale in metres

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ADLINGTON

Proposed Developmen
Compton Mill
LEEK

DRAINAGE STRATEGY
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