WERRINGTON KENNELS - CHANGE OF USE AT SALTHOUSE FARM, SALTERS LANE, WERRINGTON ST9 0DA - DRAINAGE STATEMENT

BACKGROUND

Planning Permission SMD/2016/0278 was granted on 12 January 2017 by Staffordshire Moorlands District Council for "Change of use of existing vacant buildings to boarding kennels and cattery (sui generis)".

The planning permission was conditioned including pre-commencement condition 3 which required "Prior to commencement of development drainage plans for the disposal of foul and surface water flows shall be submitted to and approved in writing by the Local Planning Authority. The foul and surface water drainage for the development shall be implemented in accordance with the approved details before the development is first brought into use.

The planning Permission also provided several informatives including one advised by Severn Trent Water Limited (informative 2) as to the possible existence of public sewerage within the site.

PUBLIC SEWERS PROXIMATE TO THE SITE

The statutory map of sewers maintained by Severn Trent Water Limited suggests that there are no public foul and storm sewerage within or proximate to the site.

EXISTING DRAINAGE

Storm: The author is informed that surface water from existing roofs is drained through small ponds to a small watercourse.

Foul: It is understood that the redundant farm used a silage pit. The outfall of domestic runoff is to a septic tank which will be retained for future use.

PROPOSED DRAINAGE

Storm: The applicant's agent (Mr Alex Witton) notes that all roof areas continue to outfall, as before, to a watercourse through small ponds. It is understood that the existing roofs are inadequately drained. Additional guttering and downpipes are to be installed. This necessitates some addition storm drains being laid (to existing outfall). With no increase in the drained impermeable area, the proposed peak runoff will be the same as that from the existing development.

Foul: The applicant was advised that the effluent, particularly canine urine was likely to be toxic and corrosive. Specialist thank supplier, Klargester, has supplied two 10,000 litres tanks which have a special coating applied to internal surfaces. The foul drainage is schematically shown at Appendix A. The sewage in the two linked tanks will be emptied periodically by a specialist contractor who will dispose of the sewage to a licensed plant. The applicant has initially assessed that the tanks will need to be emptied every four weeks. However, the tanks will include an alarm system which will inform the site operator that the tanks require emptying. Experience will determine the alarm sewage level. The tanks will be ventilated through the drainage system to a vent pipe attached to the gable of one of the buildings. It is suggested that the alarm system is mains-powered with a rechargeable-battery back-up.
No storm flows will enter the tanks.

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General

1. All on site drainage would be installed in accordance with Building Regulations Approved Document H.

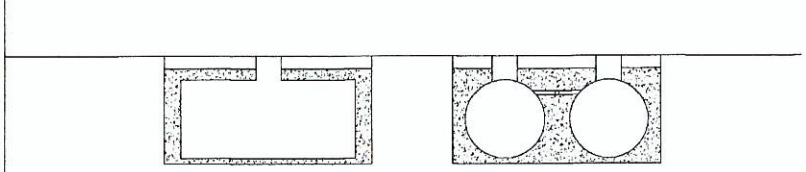
K C Rogers BSc CEng MICE Date: 15 August 2019

This document, with its appendices is to be submitted to:

1. The Approved Inspector for Building Regulations.
2. Staffordshire Moorlands District Council as the relevant Local Planning Authority for Planning Permission SMD/2016/0278.

APPENDICES

(A) Schematic Foul Drainage Layout – for storm see text above



TWIN 4200 X 1900 DIA SILAGE TANKS WITH CONCRETE SURROUND

1. ALL DRAINAGE SPECIFIED BY OTHERS
2. WHERE NECESSARY ADDITIONAL RAINWATER DOWNPIPES ADDED TO IMPROVE ROOF DRAINAGE
3. ONLY EXISTING STORM DRAINAGE OUTFALLS USED.
4. ONLY FOUL FLOWS TO TANKS.
5. LINKED 10,000 LITRE SILAGE TANKS (BY KLARGESTER) INSTALLED WITHIN EXISTING REDUNDANT SILAGE PIT.
6. LINKED TANKS TO BE FITTED WITH SEWAGE LEVEL ALARM TO PROVIDE EMPTYING NOTICE.
7. EXISTING BUILDINGS RETAINED AND SUDSTANTIALLY REFURBISHED
8. DOMESTIC FOUL FLOWS OUTFALL TO RETAINED EXISTING SEPTIC TANK.

DRG No	APPENDIX A	KERRINGTON KENNELS - CHANGE OF USE AT SALTHOUSE FARM SALTERS LANE, HULME, KERRINGTON ST9 0DA	DRAINAGE STATEMENT - APPENDIX A SCHEMATIC FOUL DRAINAGE LAYOUT
SCALE	NTS		
DATE	AUG 2019		