Objectives and Actions

Our Local Flood Risk Management Strategy objectives have been developed considering historic and predicted flood risk, relevant plans and strategies and the views of local residents, businesses and other Risk Management Authorities.

The supporting Action Plan brings together the actions and priorities set out in our Strategy and plans for investment in flood alleviation from all partners across Staffordshire and Shropshire. Progress will be monitored and annual reports will be published on our website. The Action Plan sits within Part 2 of the Strategy and a summary can be viewed below.

Objective 1

Develop a strategic understanding of flood risk from all sources

Actions:

- Manage local flood risk using a risk-based and evidence-based programme
- Investigate flooding incidents, working with all RMAs and local communities
- Produce local flood risk management plans for high priority locations.
- Improve evidence, information, and mapping and modelling tools to understand better the risks of flooding and to support better decisions and greater resilience (EA to lead)
- Support the Environment Agency to implement the Humber Flood Risk Management Plan and update the Staffordshire Preliminary Flood Risk Assessment

Objective 2

Promote effective management of drainage and flood defence systems

Actions:

- Use Land Drainage powers to manage the watercourse network
- Update and improve the Asset Register
- Maintain existing main river flood defences (EA to lead)
- Maintain the public sewer network (Sewerage Companies to Lead)
- Maintain watercourses in IDB areas (Sow and Penk IDB to lead)

Objective 3

Support communities to understand flood risk and become more resilient to flooding

Actions:

- Support communities at risk of flooding to take action to increase their resilience.
- Provide flood warnings to local communities
- Support communities at risk in fast responding catchments prone to flash flooding to take appropriate action

Objective 4

Manage local flood risk and new development in a sustainable manner

Actions:

- Seek the inclusion of Sustainable Drainage Systems wherever possible within new developments and prepare a Local Sustainable Drainage System (SuDS) Handbook
- Regarding Sustainable Drainage Systems, respond to planning applications within 21 days as Statutory / Non-Statutory Consultee
- Regarding river flood risk, respond to planning applications within 21 days as Statutory Consultee (Environment Agency to lead)
- Assist with the development of planning policies, site allocations, neighbourhood plans and identification of future infrastructure needs
- Work with developers and Local Planning Authorities to secure appropriate connections to sewers / IDB assets (water companies and IDBs to lead)

Objective 5

Achieve results through partnership and collaboration

Actions:

- Raise awareness of the roles of all Risk Management Authorities and work in partnership to effectively manage flood risk
- Work collaboratively with Shropshire Council
- Support the delivery of the Council's Climate Change Strategy

- Work with Infrastructure Plus, the Councils Highways Delivery Partnership, to integrate programmes of work
- Work with landowners, communities and other organisations to influence land management practices

Objective 6

Be better prepared for flood events

Actions:

- Work with the Staffordshire Civil Contingencies Unit to help inform flood preparedness, response and recovery planning
- Work with local communities to develop Local Flood Action Plans
- Maintain and, where possible, seek to improve accuracy of flood forecasting and warning where these services currently exist (Environment Agency to lead)

Objective 7

Secure and manage funding for flood risk management in a challenging financial climate

Actions:

- Work in partnership with other Risk Management Authorities to deliver flood alleviation schemes on a six year rolling programme.
- Maximise external fundraising opportunities
- Work with local communities to develop Flood Alleviation Schemes that meet local needs
- Work with other Risk Management Authorities in partnership where there are interactions with the sewer network (water companies to lead)

APPENDIX I: SURFACE WATER RUN-OFF CALCULATIONS

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SURFACE WATER RUN-OFF CALCULATION SHEET

Development	FROGHALL ROAD, CHEADLE
Project No.	HYD618

Revision	B	Completed by	MB
Date	16/08/2021	Checked by	KW

Areas

Total Site	8.540	ha	
Development Area[1]	5.550	ha	
Existing Impermeable	0.000	ha	
Existing Impermeable[2]	0.000	ha	
Existing Pervious	8.540	ha	
Existing Pervious[2]	0.000	ha	
Proposed total impermeable	3.660	ha	66%

Catchment Characteristics

SAAR	878	mm
SPR	0.44	
BFI	0.538	

i_1	17.8	mm/hr	d_1	24.9	mm
i_{30}	34.1	mm/hr	d_{30}	52.1	mm
i_{100}	46.1	mm/hr	d_{100}	70.6	mm

Run-off Rates

Pre-development

Impermeable ------	1yr	0.0	l/s
	30yr	0.0	l/s
	100yr	0.0	l/s
	40mm/hr[3]	0.0	l/s
Pervious[4] ------	1yr	23.3	l/s
	30yr	56.2	l/s
	100yr	72.2	l/s
	QBar[5]	28.1	l/s
Total ------	1yr	23.3	l/s
	30yr	56.2	l/s
	100yr	72.2	l/s

Post-development (without control)

Impermeable[6] ------	1yr	180.9	l/s
	30yr	346.2	l/s
	100yr+40%CC	656.2	l/s

Volumes

Pre-development

Impermeable ------	1yr	0.0	cu.m
	30yr	0.0	cu.m
	100yr	0.0	cu.m
Pervious[4] ------	1yr	659.5	cu.m
	30yr	1244.0	cu.m
	100yr	1685.0	cu.m
Total ------	1yr	659.5	cu.m
	30yr	1244.0	cu.m
	100yr	1685.0	cu.m

Post-development

Impermeable[6] ------	1yr	91.2	cu.m
	30yr	190.8	cu.m
	100yr+40%CC	258.3	cu.m

Stormwater Storage Estimates

Based on Greenfield run-off QBar

Microdrainage Quick Storage Estimates (using FEH catchment data)

Return Period	Rate		lower	upper	mean	
1yr	28.1	l/s	377	687	532	cu.m
30yr	28.1	l/s	1062	1471	1266.5	cu.m
100yr+40%CC	28.1	l/s	2437	2997	2717	cu.m

1/ The 'development area' removes areas of POS and/or landscaped areas of the wider site that are to remain as existing.
2/ On occasion the existing impermeable area cannot be evidenced to connect and a reduction is applied.
3/ 50mm/hr is used for BRegs calculations and often used by Water Companies when considering allowable post-development rates of discharge. (Rational Method)
4/ The Greenfield rates and of run-off have been calculated using the UK SUDS Calculator
5/ QBar is the estimated flood flow for the 2.33yr return period event and is often used as a post-development rate restriction.
6/ Post-development run-off is only considered from the impermeable area when the proposed post-development impermeable area >50% in accordance with the EA Guidance Preliminary rainfall runoff management for developments (W5-074/A/TR1/1 rev E (2012).

NB. The catchment characteristics are from the FEH catchment, the UK SUDS Calculator and Microdrainage.
NB. The rainfall intensities and depths are calculated for the 6hr duration rainfall event (peak summer intensity)

Greenfield runoff rate estimation for sites

www.uksuds.com | Greenfield runoff tool

Calculated by:	Megan Berry
Site name:	FROGHALL RD
Site location:	CHEADLE

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013) , the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Site Details

Latitude:	53.00161° N
Longitude:	1.98138° W
Reference:	3150748471
Date:	Aug 16 2021 10:55

Runoff estimation approach

FEH Statistical

Site characteristics

Total site area (ha): 5.55

Methodology

Q_{MED} estimation method:	Calculate from BFI and SAAR
BFI and SPR method:	Specify BFI manually
HOST class:	N/A
BFI / BFIHOST:	0.538
Q_{MED} (l/s):	
Q_{BAR} / Q_{MED} factor:	1.12

Hydrological characteristics

	Default	Edited
SAAR (mm):	881	881
Hydrological region:	4	4
Growth curve factor 1 year:	0.83	0.83
Growth curve factor 30 years:	2	2
Growth curve factor 100 years:	2.57	2.57
Growth curve factor 200 years:	3.04	3.04

Notes

(1) Is Q_{BAR} < 2.0 l/s/ha?

When Q_{BAR} is < 2.0 l/s/ha then limiting discharge rates are set at 2.0 l/s/ha.

(2) Are flow rates < 5.0 l/s?

Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

(3) Is SPR/SPRHOST ≤ 0.3?

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

Greenfield runoff rates

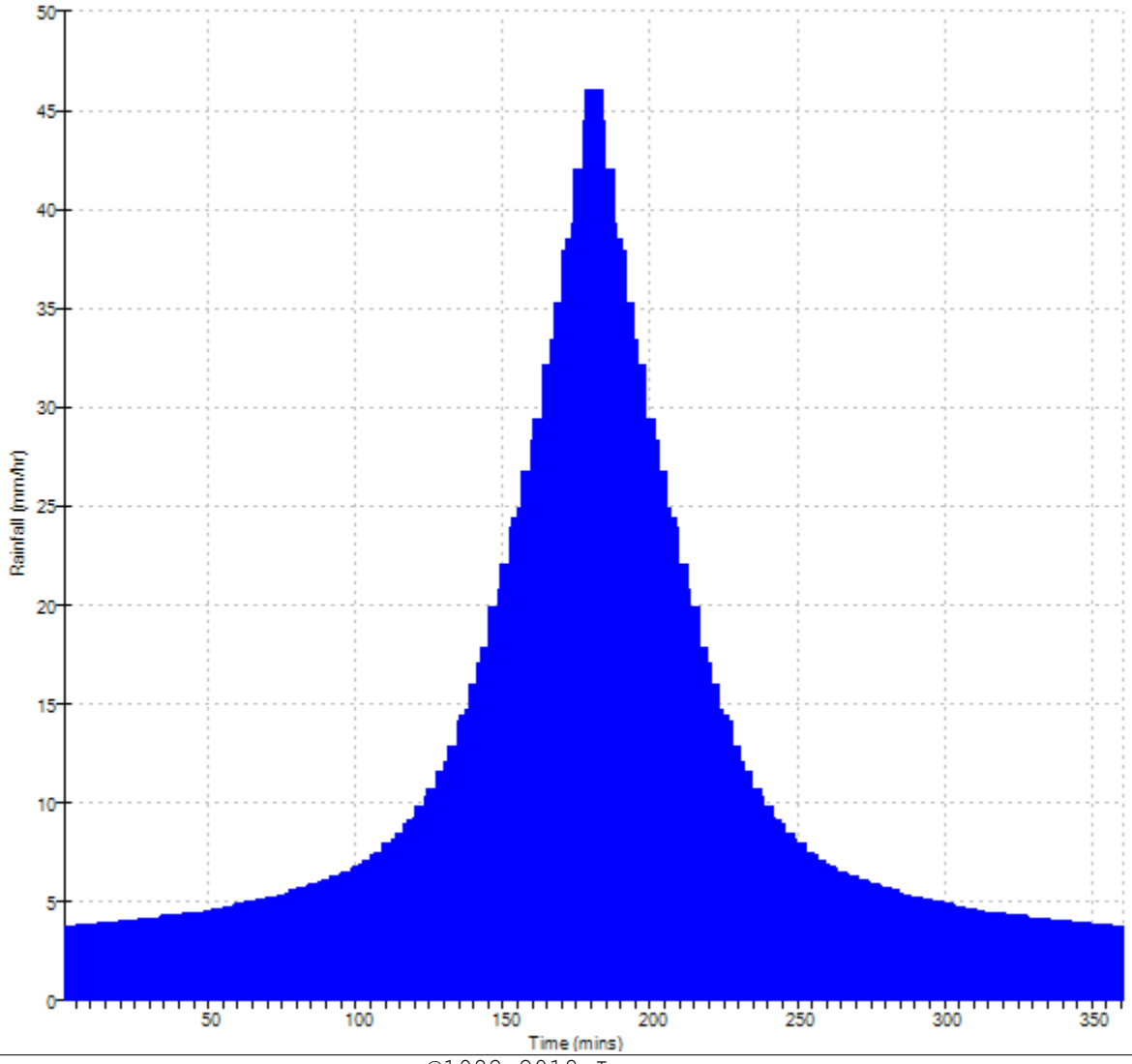
	Default	Edited
Q_{BAR} (l/s):		28.1
1 in 1 year (l/s):		23.33
1 in 30 years (l/s):		56.21
1 in 100 year (l/s):		72.22
1 in 200 years (l/s):		85.43

Rainfall profile

Storm duration (mins) 360

FEH Data

FEH Rainfall Version	2013
Site Location	GB 401240 344781 SK 01240 44781
Data Type	Point
Peak Intensity (mm/hr)	46.104
Ave. Intensity (mm/hr)	11.761
Return Period (years)	100.0

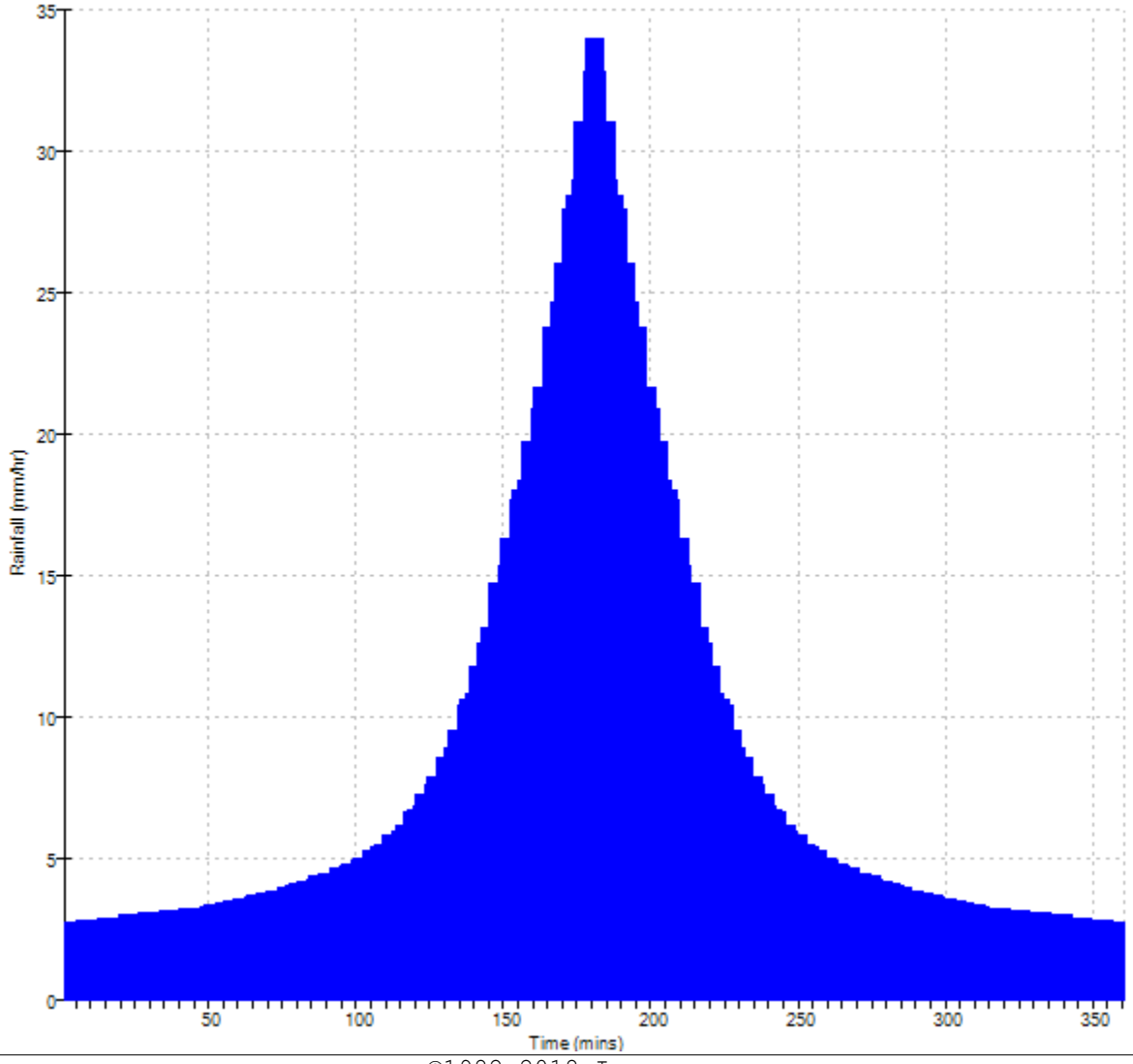


Rainfall profile

Storm duration (mins) 360

FEH Data

FEH Rainfall Version	2013
Site Location	GB 401240 344781 SK 01240 44781
Data Type	Point
Peak Intensity (mm/hr)	34.053
Ave. Intensity (mm/hr)	8.687
Return Period (years)	30.0

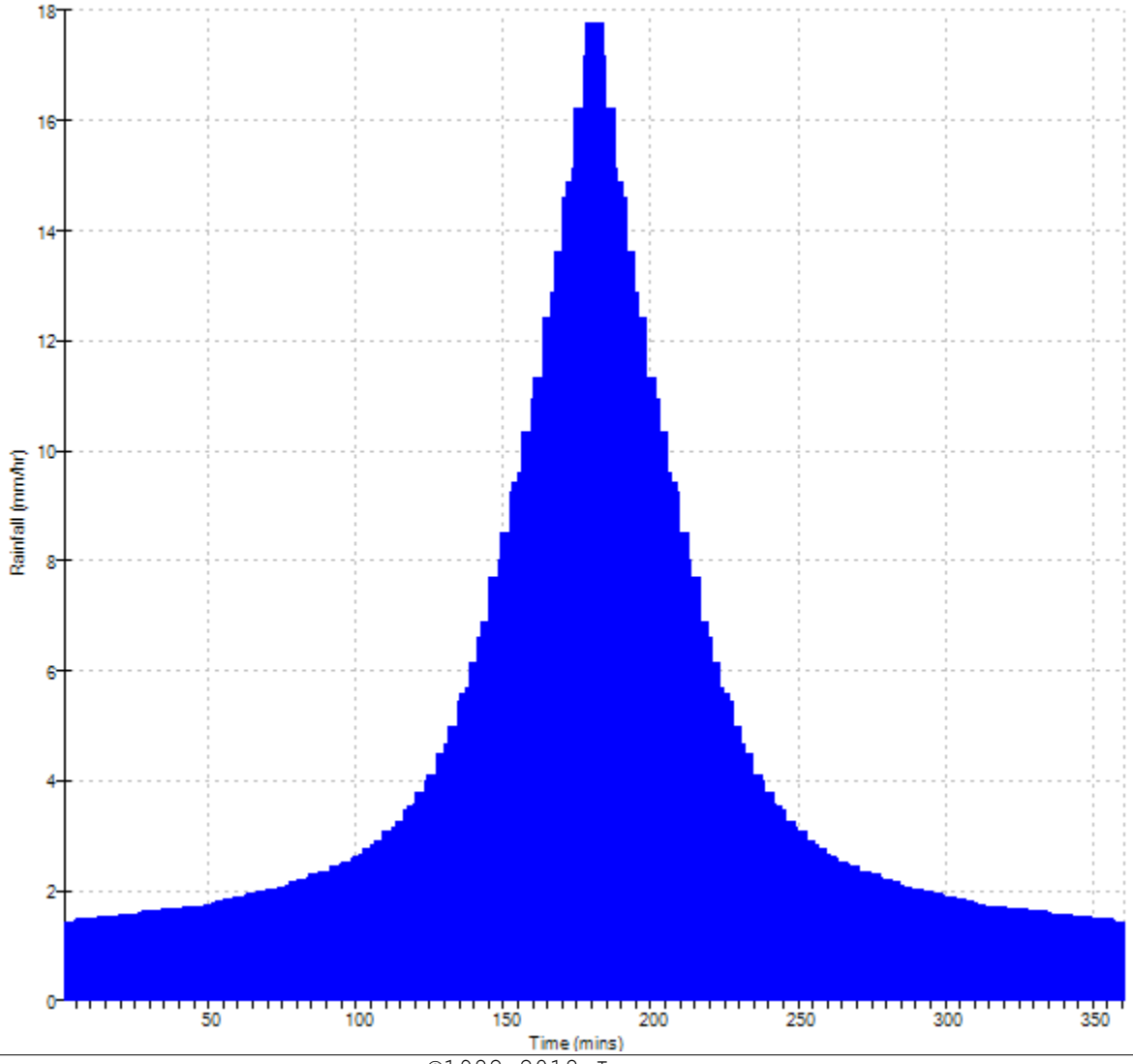


Rainfall profile

Storm duration (mins) 360

FEH Data

FEH Rainfall Version	2013
Site Location	GB 401240 344781 SK 01240 44781
Data Type	Point
Peak Intensity (mm/hr)	17.790
Ave. Intensity (mm/hr)	4.538
Return Period (years)	2.0



Greenfield Runoff Volume

FSR Data

Return Period (years)	100
Storm Duration (mins)	360
Region	England and Wales
M5-60 (mm)	18.300
Ratio R	0.351
Areal Reduction Factor	1.00
Area (ha)	5.550
SAAR (mm)	879
CWI	121.121
Urban	0.000
SPR	47.000

Results

Percentage Runoff (%)	49.82
Greenfield Runoff Volume (m^3)	1685.305

Greenfield Runoff Volume

FSR Data

Return Period (years)	30
Storm Duration (mins)	360
Region	England and Wales
M5-60 (mm)	18.300
Ratio R	0.351
Areal Reduction Factor	1.00
Area (ha)	5.550
SAAR (mm)	879
CWI	121.121
Urban	0.000
SPR	47.000

Results

Percentage Runoff (%)	47.78
Greenfield Runoff Volume (m^3)	1244.553

Greenfield Runoff Volume

FSR Data

Return Period (years)	2
Storm Duration (mins)	360
Region	England and Wales
M5-60 (mm)	18.300
Ratio R	0.351
Areal Reduction Factor	1.00
Area (ha)	5.550
SAAR (mm)	879
CWI	121.121
Urban	0.000
SPR	47.000

Results

Percentage Runoff (%)	46.03
Greenfield Runoff Volume (m^3)	659.537

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APPENDIX J: PRE/POST DRAINAGE PLANS

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SITE: FROGHALL RD, CHEADLE
REF: HYD618
REV: A
DATE: 03/06/21

BETTS HYDRO CONSULTING ENGINEERS

EXISTING DRAINAGE PLAN

LEGEND

Site Area (Phase 1)

Existing Drainage Features

General Topographic Fall

Ordinary Watercourse

Existing Sewer Network

Public Surface Water Sewer

Public Foul Water Sewer

FURTHER NOTES:

This drawing is not a drainage 'design' it is a preliminary drainage plan showing existing key sewer location. It should also be noted the drainage plan only shows key public sewers within proximity to the site. Please see sewer records in Appendix C for full details.

The location, size and nature of the proposed drainage assets included within the plan are also only indicative and are subject to change.

SITE: FROGHALL RD, CHEADLE
REF: HYD618
REV: A
DATE: 03/06/21

BETTS HYDRO CONSULTING ENGINEERS

PROPOSED DRAINAGE PLAN

Attenuation onsite will be in the form of ponds/basins. It is also recommended that permeable paving is utilised in private areas where feasible (e.g driveways).

The proposals are to formally discharge surface water run-off from the site post-development into an existing land drainage ditch located to the south-east of site. This land drainage ditch is understood to flow east and outfall into Cecily Brook; subject to further onsite investigations. It is understood due to the nature and scale of the development, multiple attenuation areas may be required.

The proposals are to discharge into the existing land drainage ditch a restricted greenfield rate (QBar) of 30.3l/s for Phase 1 only. This is the equivalent to 5.0 l/s/ha.

Foul Water flows will be directed towards the public foul water sewer within Hammersley Hayes Road, subject to consent from UU.

LEGEND

- Site Area (Phase 1)

Existing Drainage Features

- Ordinary Watercourse
- Land Drainage Ditch

Existing Sewer Network

- Public Surface Water Sewer
- Public Foul Water Sewer

Proposed Drainage Connections

- Attenuation/SuDS
- Surface Water Connection
- Foul Water Connection

FURTHER NOTES:

This drawing is not a drainage 'design' it is a preliminary drainage plan showing existing key sewer location. It should also be noted the drainage plan only shows key public sewers within proximity to the site. Please see sewer records in Appendix C for full details.

The location, size and nature of the proposed drainage assets included within the plan are also only indicative and are subject to change.

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APPENDIX K: STORMWATER STORAGE ESTIMATES

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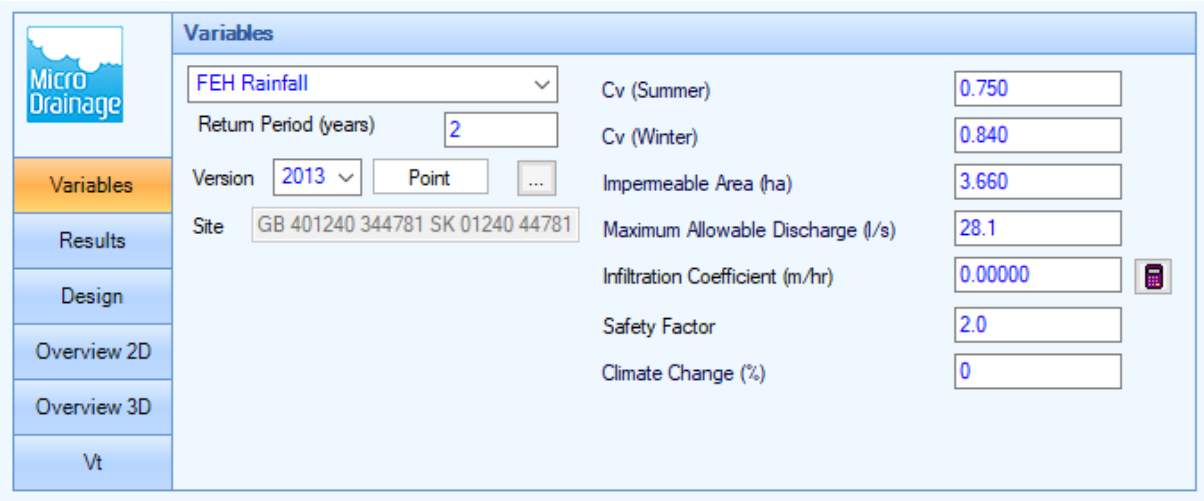
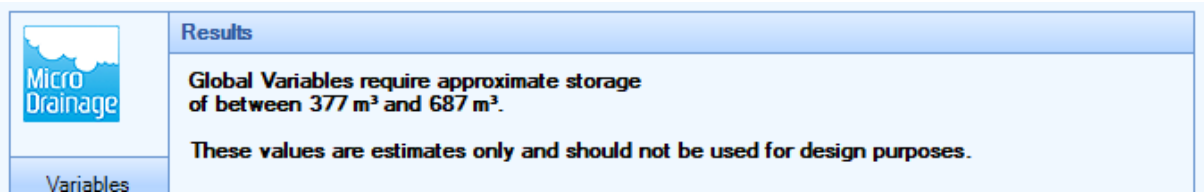
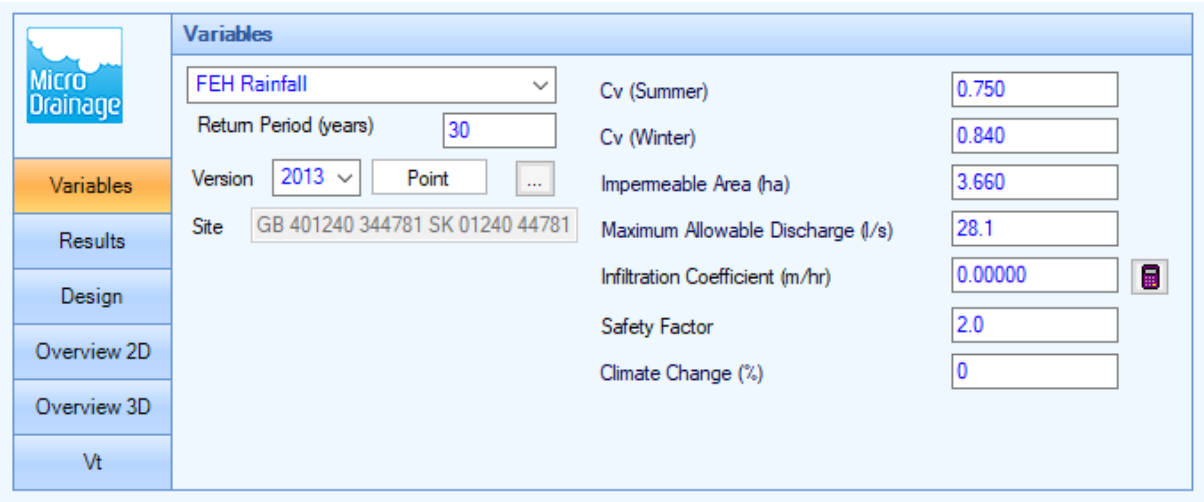
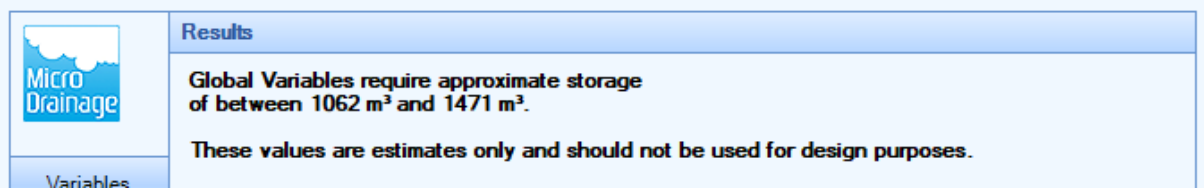
1 YEAR RETURN PERIOD STORM EVENT



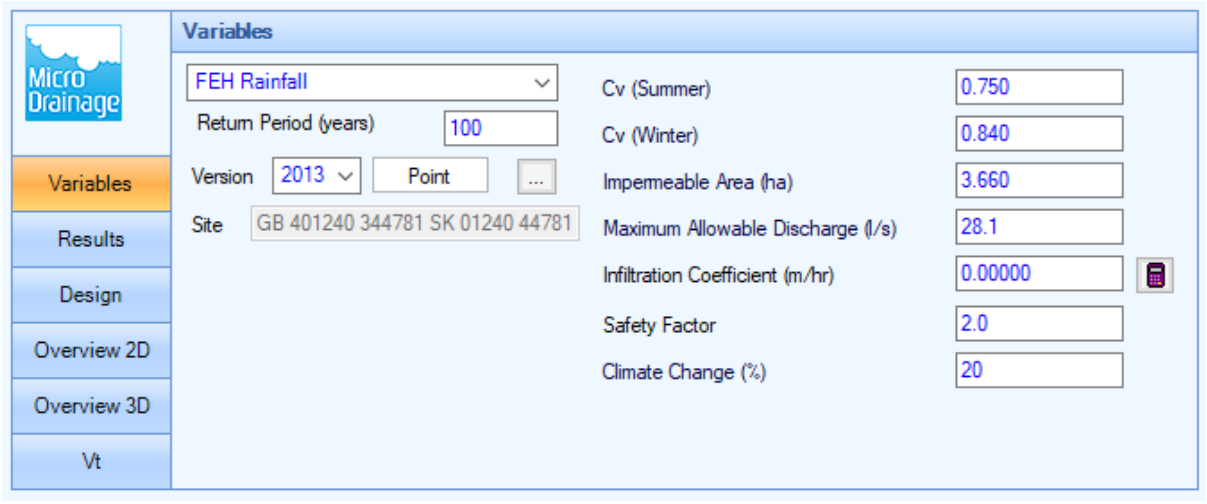


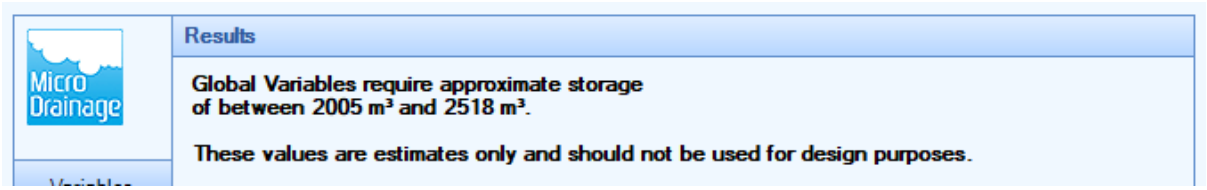
30 YEAR RETURN PERIOD STORM EVENT





100 YEAR RETURN PERIOD STORM EVENT + 20% CLIMATE CHANGE





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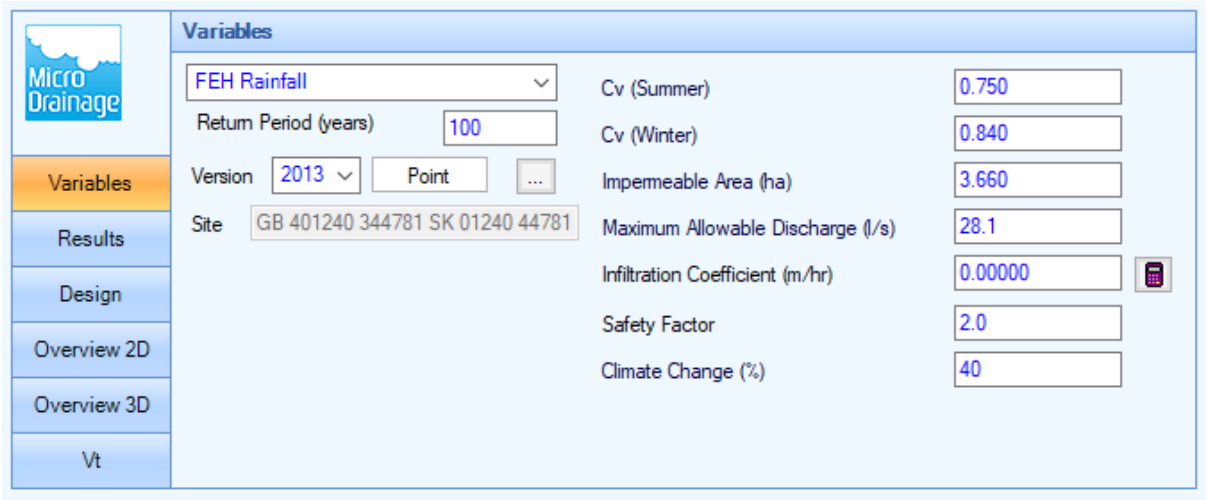

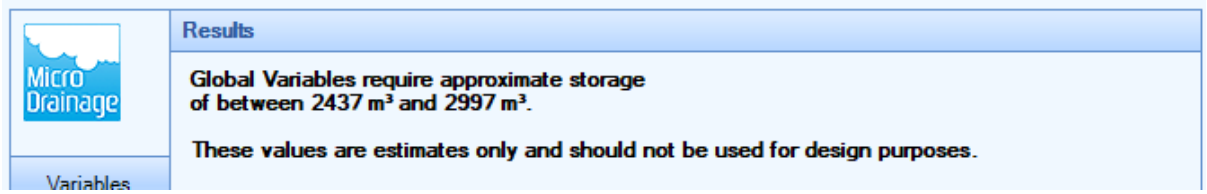

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APPENDIX L: TYPICAL SUDS DETAILS

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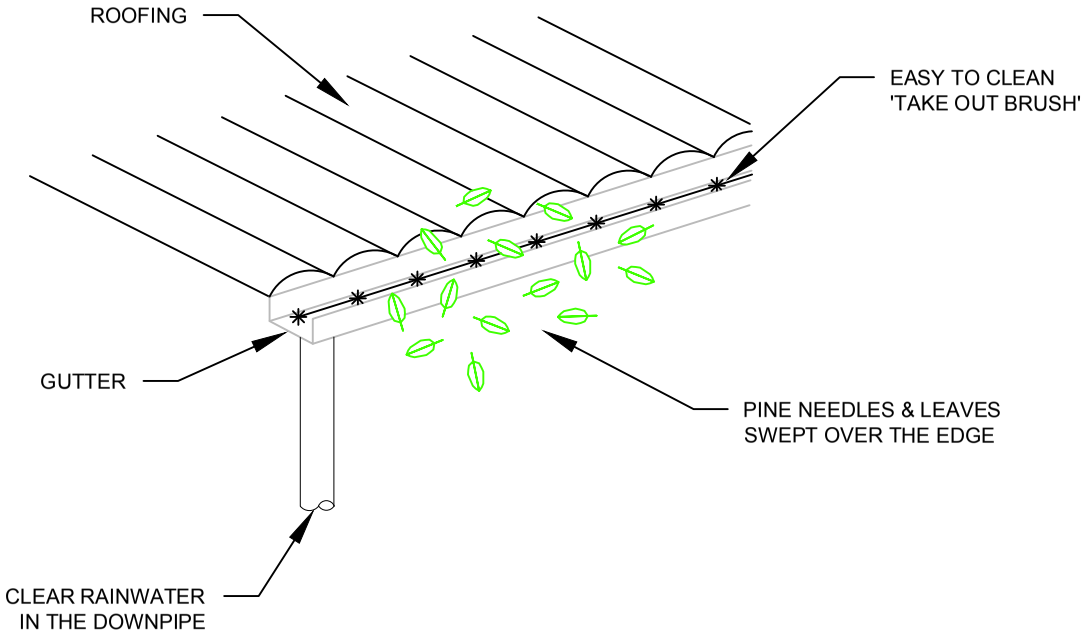
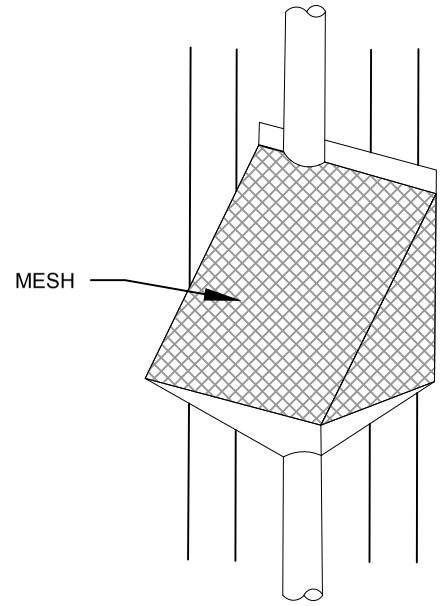
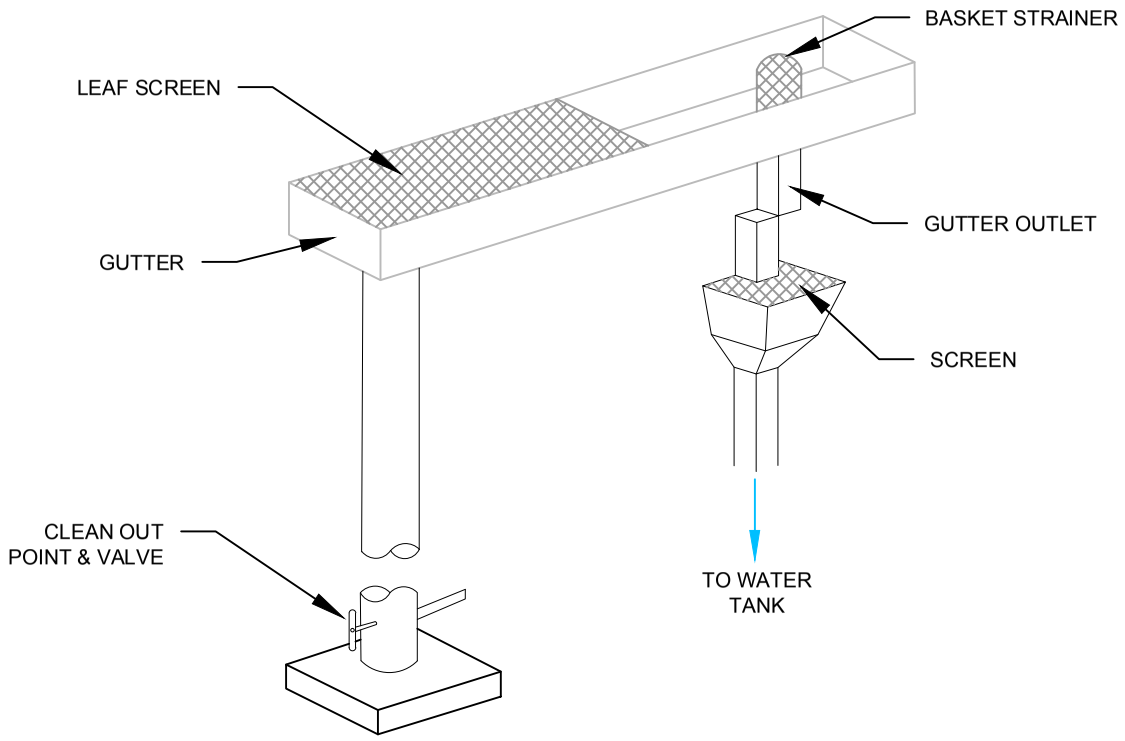
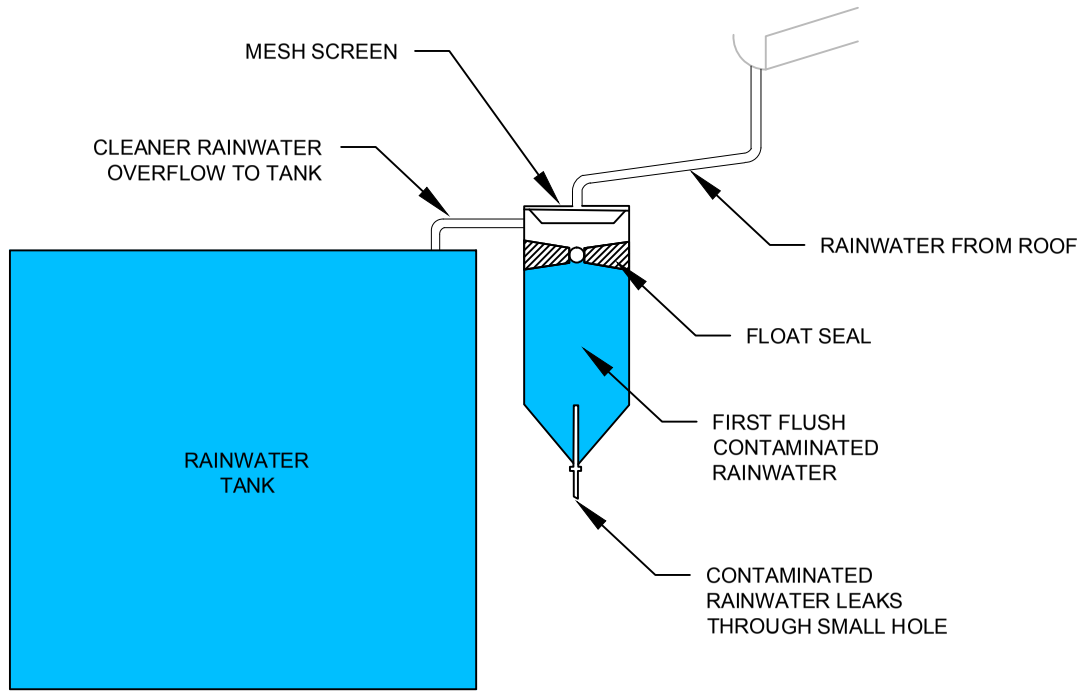




RAINWATER HARVESTING

RAINWATER HARVESTING





RAINWATER HARVESTING

RAINWATER HARVESTING

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

PROJECT: TYPICAL SUDS DETAIL

TITLE: RAINWATER HARVESTING

DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	102	A

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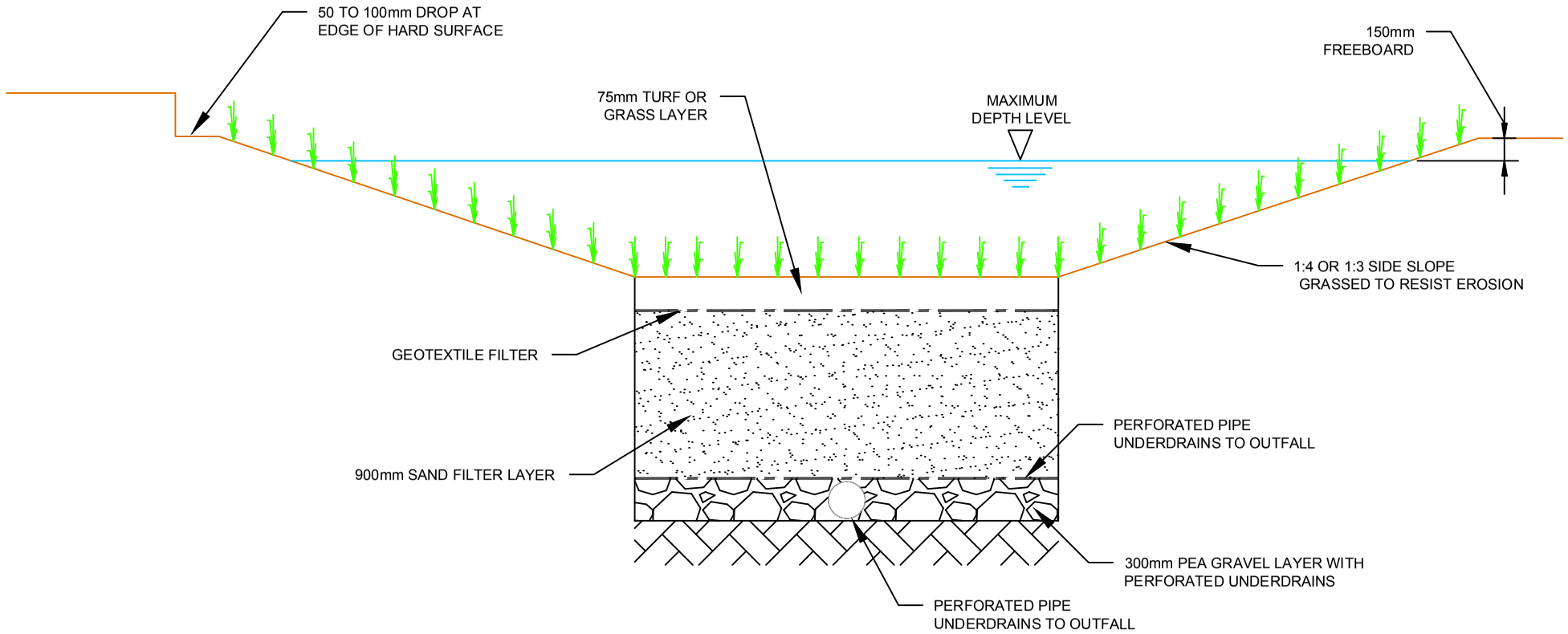
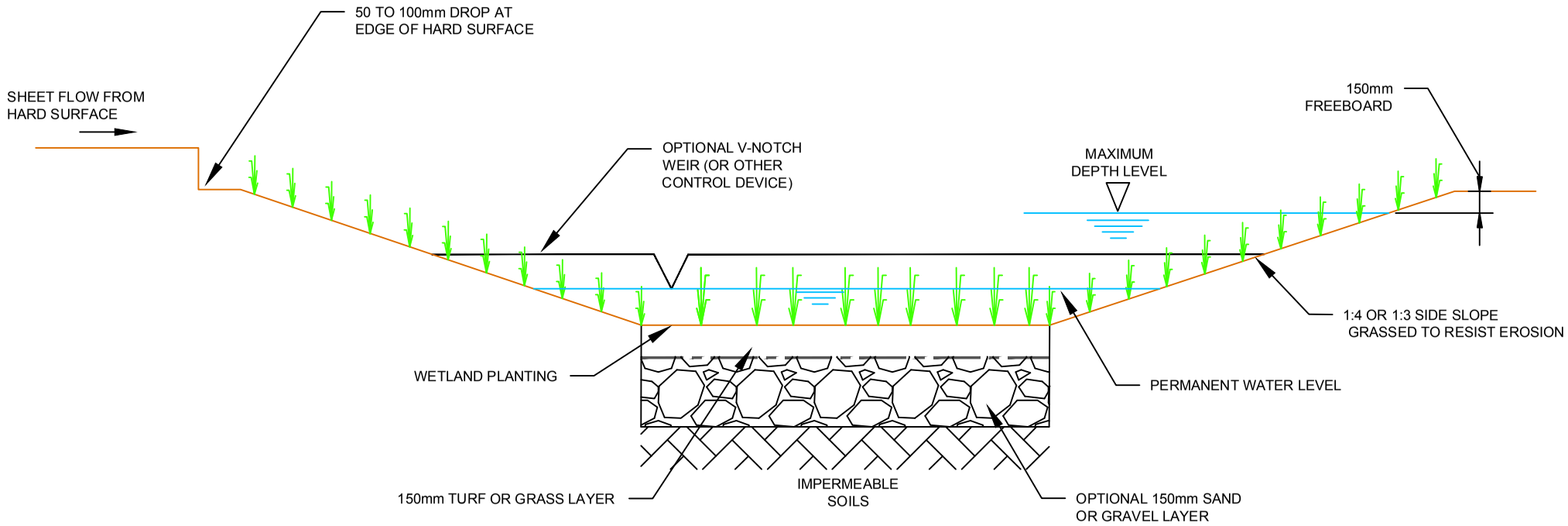


DRY SWALE



WET SWALE

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

PROJECT: TYPICAL SUDS DETAIL

TITLE: SWALES (1 of 2)

DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	103	A

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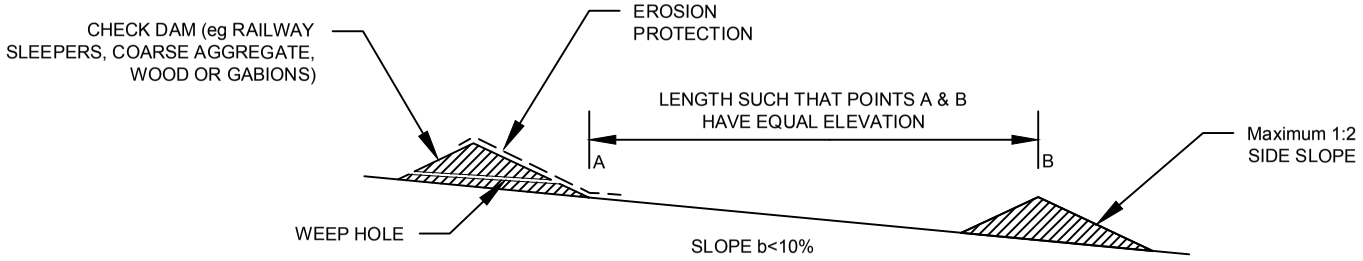

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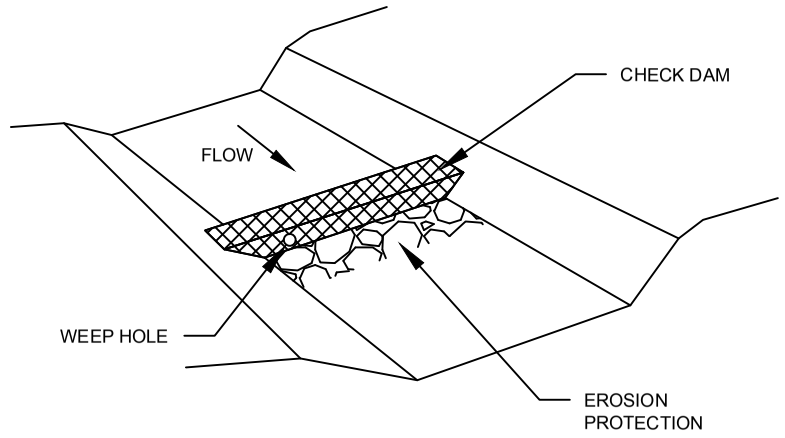
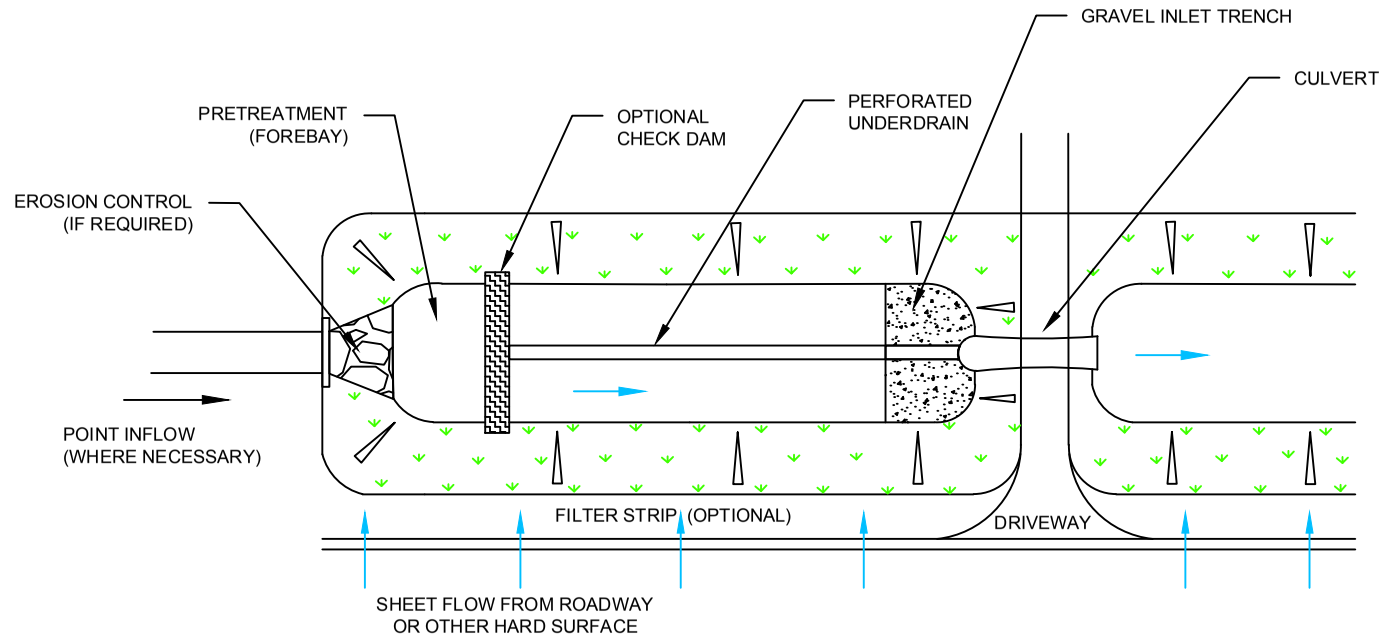


SCHEMATIC

CHECK DAM



ENHANCED DRY SWALE

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

PROJECT: TYPICAL SUDS DETAIL

TITLE: SWALES (2 of 2)

DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	104	A

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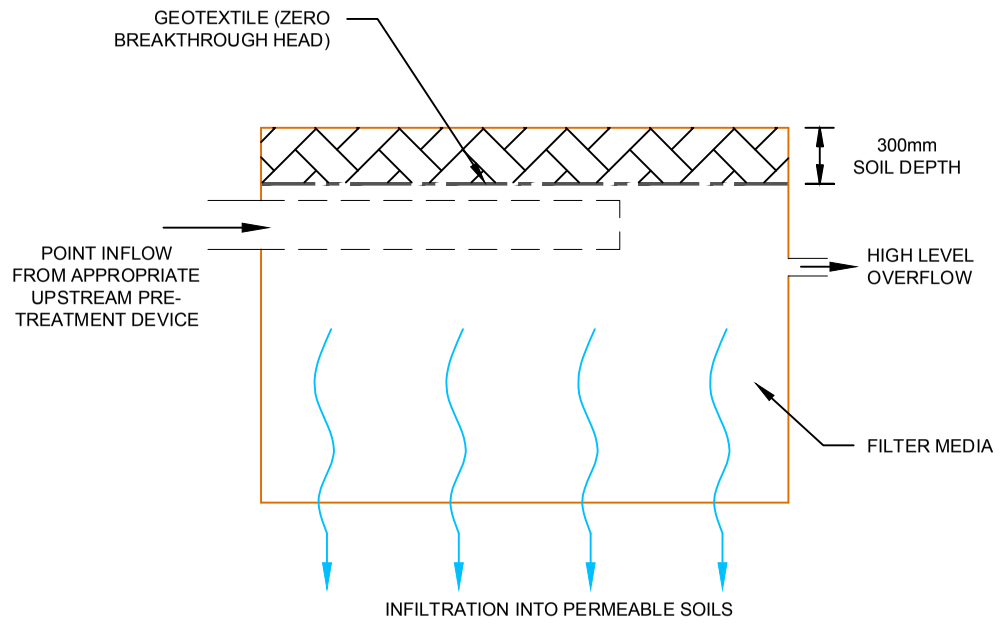
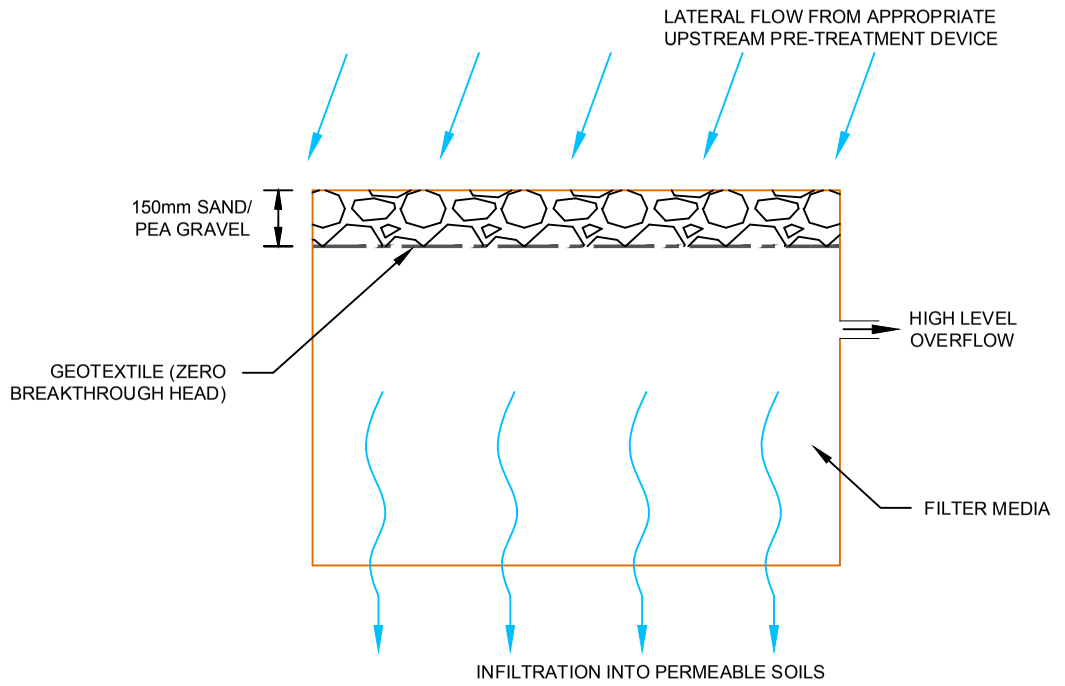
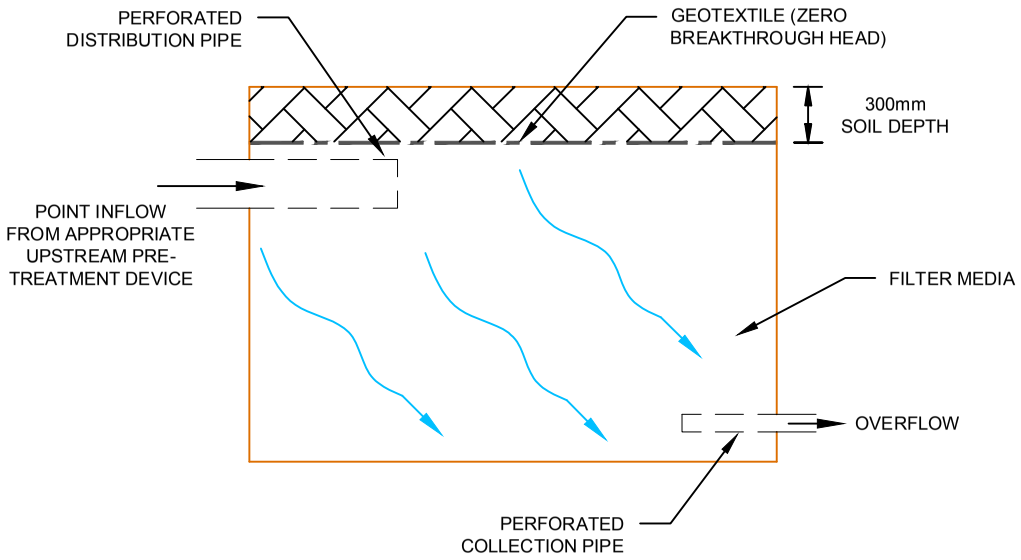
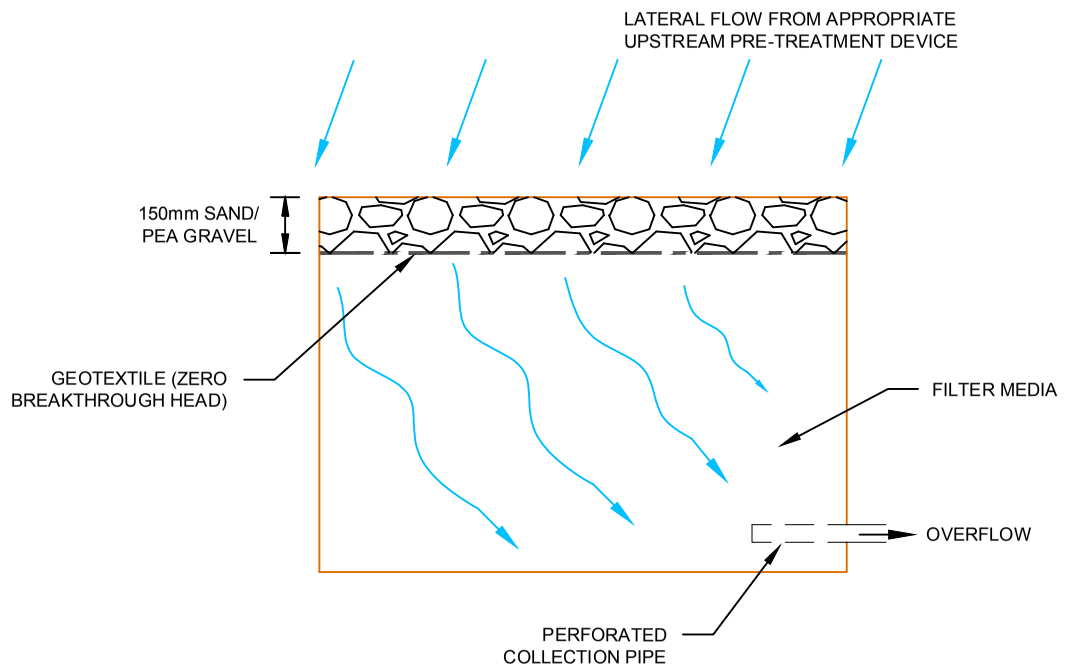




INFILTRATION TRENCH SCHEMATICS





FILTER TRENCH SCHEMATICS

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

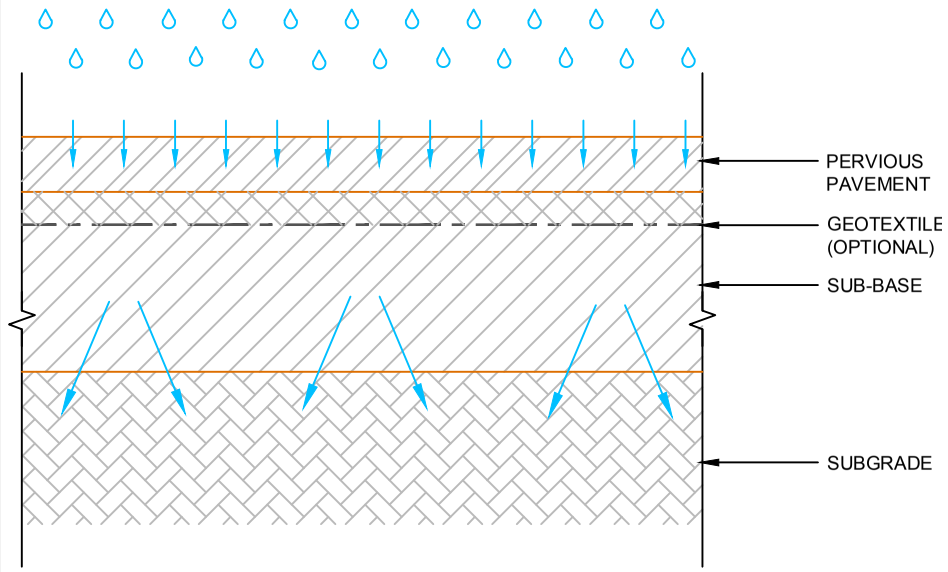
PROJECT: TYPICAL SUDS DETAIL

TITLE: TRENCHES

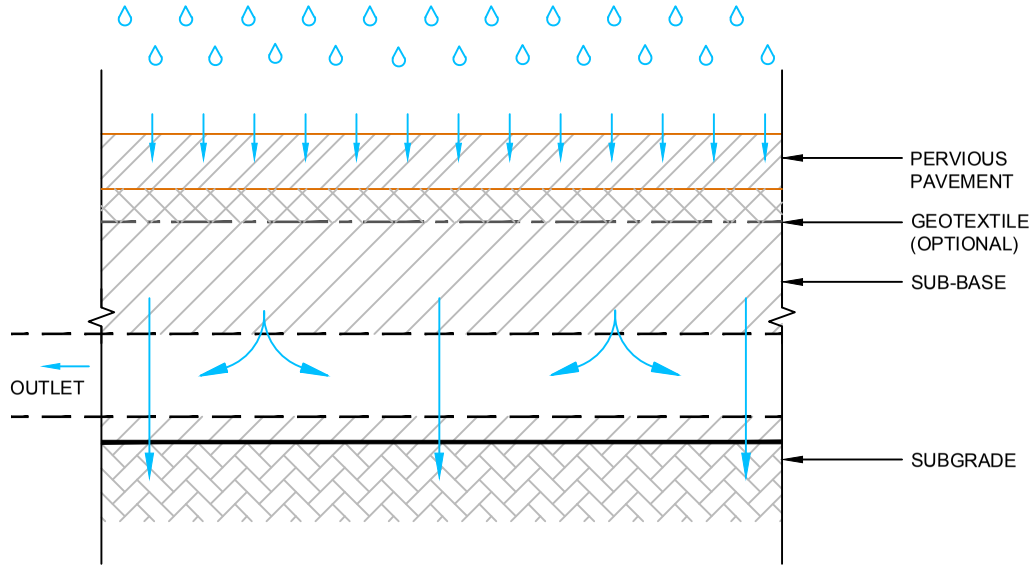
DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	105	A

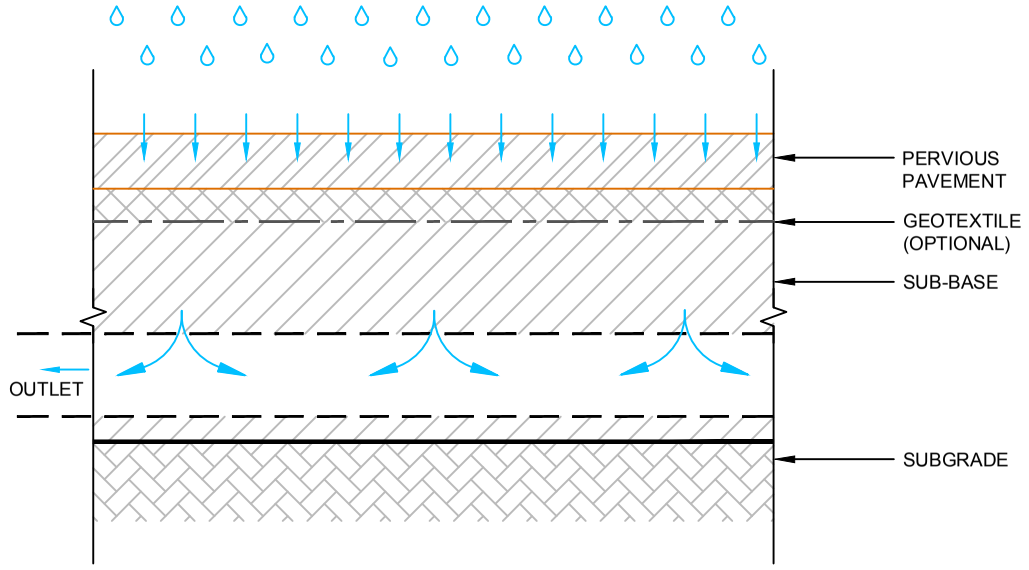
DO NOT SCALE



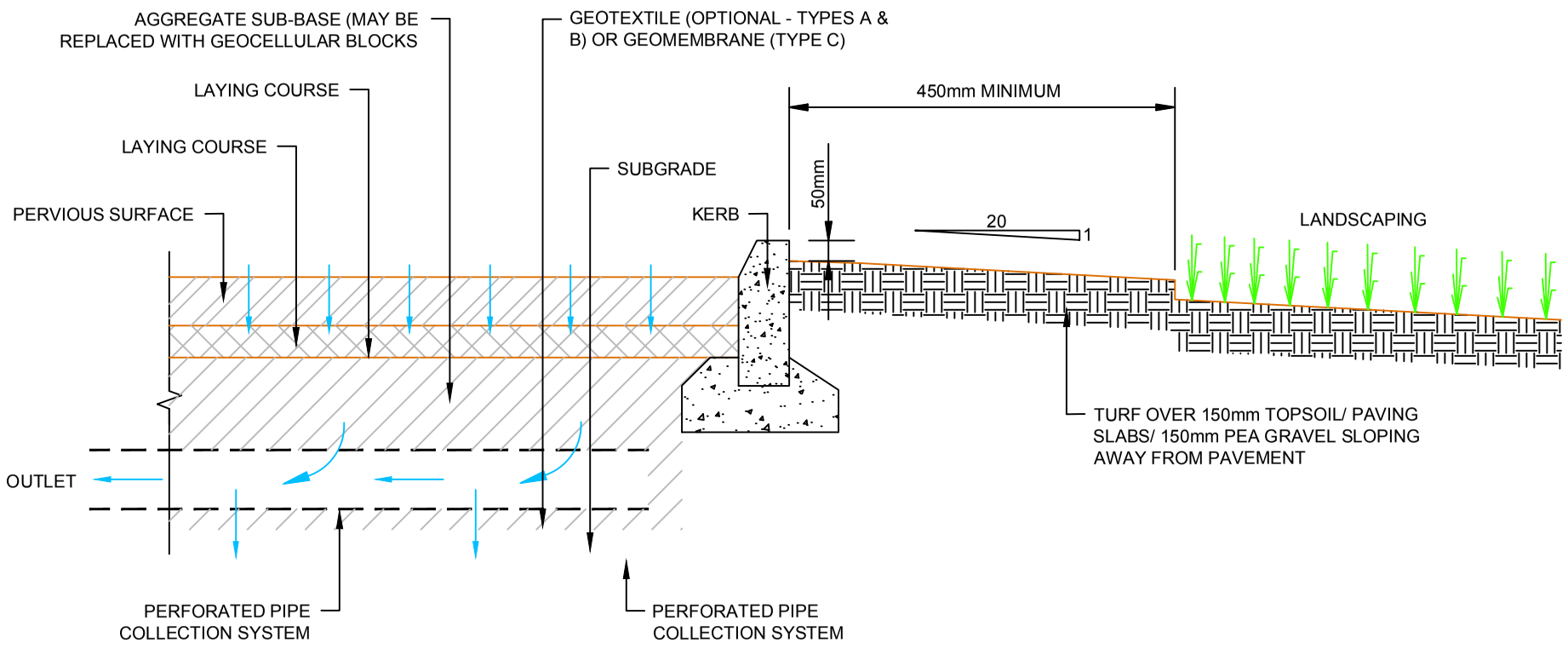
TYPE A: TOTAL INFILTRATIPN



TYPE B: PARTIAL INFILTRATION



TYPE C: NO INFILTRATION



LANDSCAPING DETAIL

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

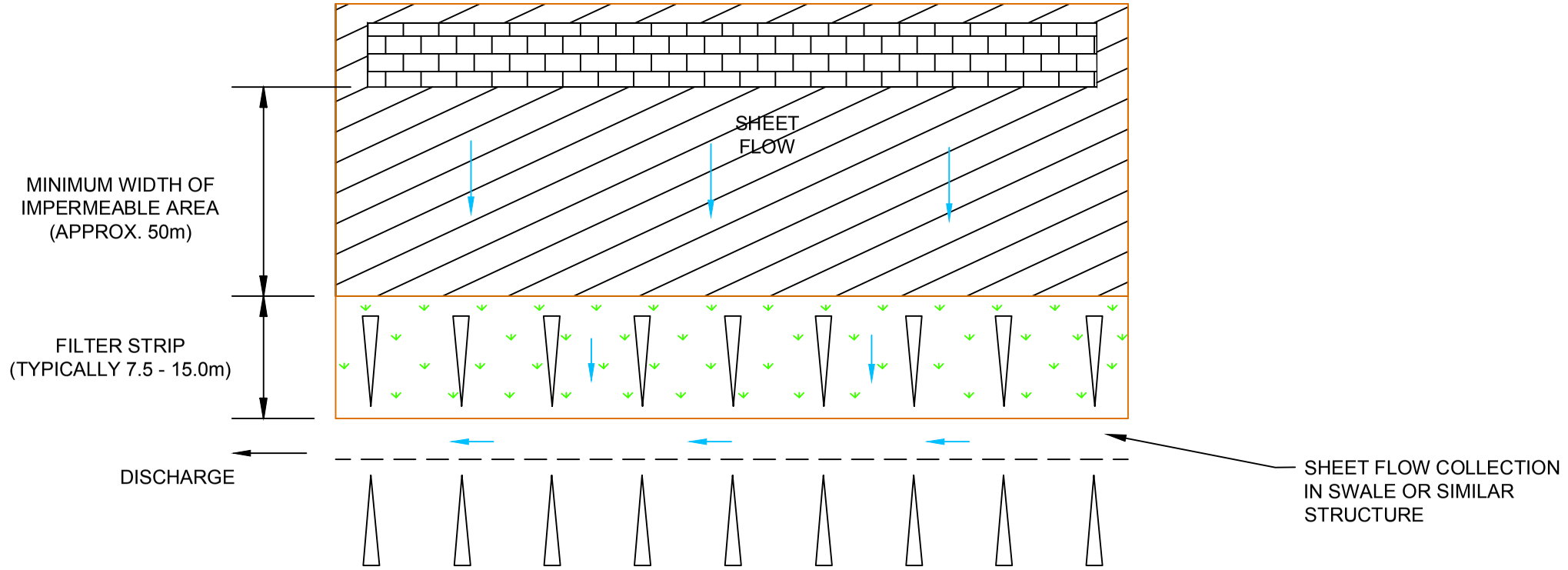
PROJECT: TYPICAL SUDS DETAIL

TITLE: PERVIOUS PAVEMENTS

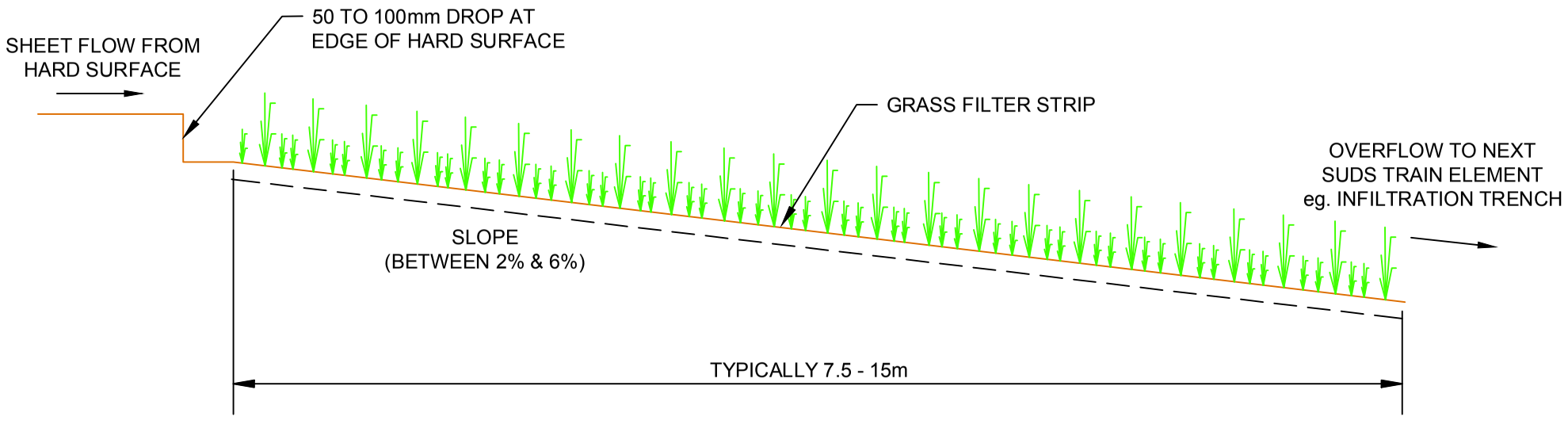
DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	105	A

DO NOT SCALE



PLAN



ELEVATION

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

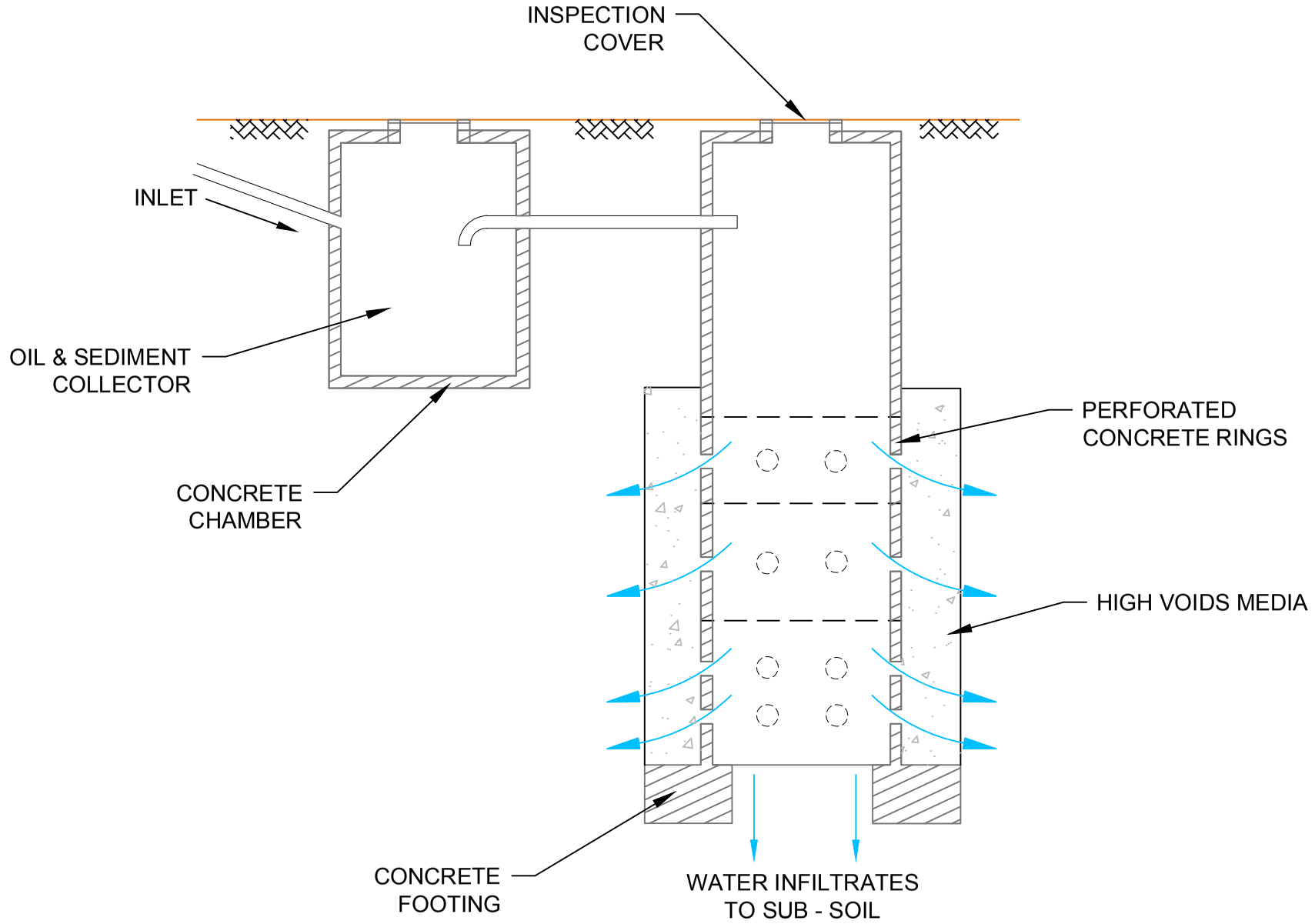
PROJECT: TYPICAL SUDS DETAIL

TITLE: FILTER STRIPS

DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	107	A

DO NOT SCALE



SOAKAWAY DETAILS (INCLUDING PRE-TREATMENT DEVICE)

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

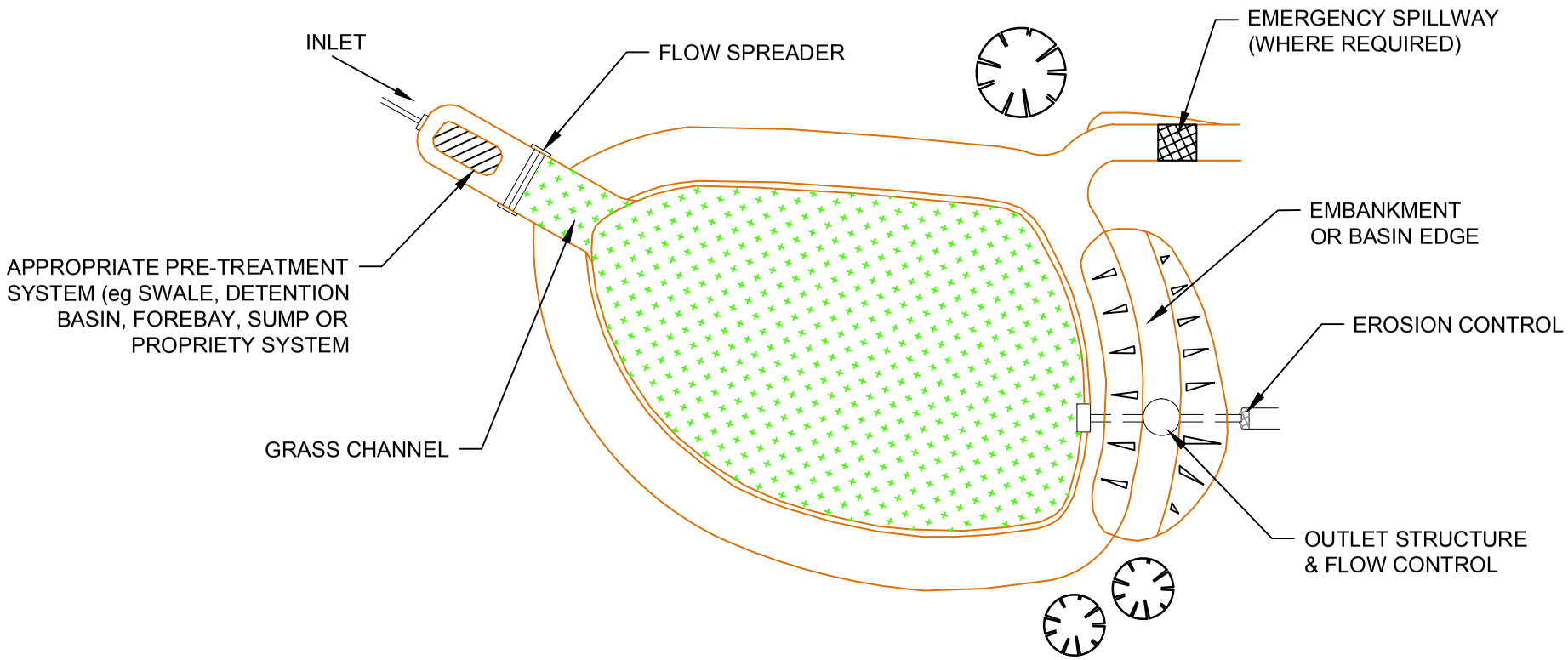
PROJECT: TYPICAL SUDS DETAIL

TITLE: SOAKAWAYS

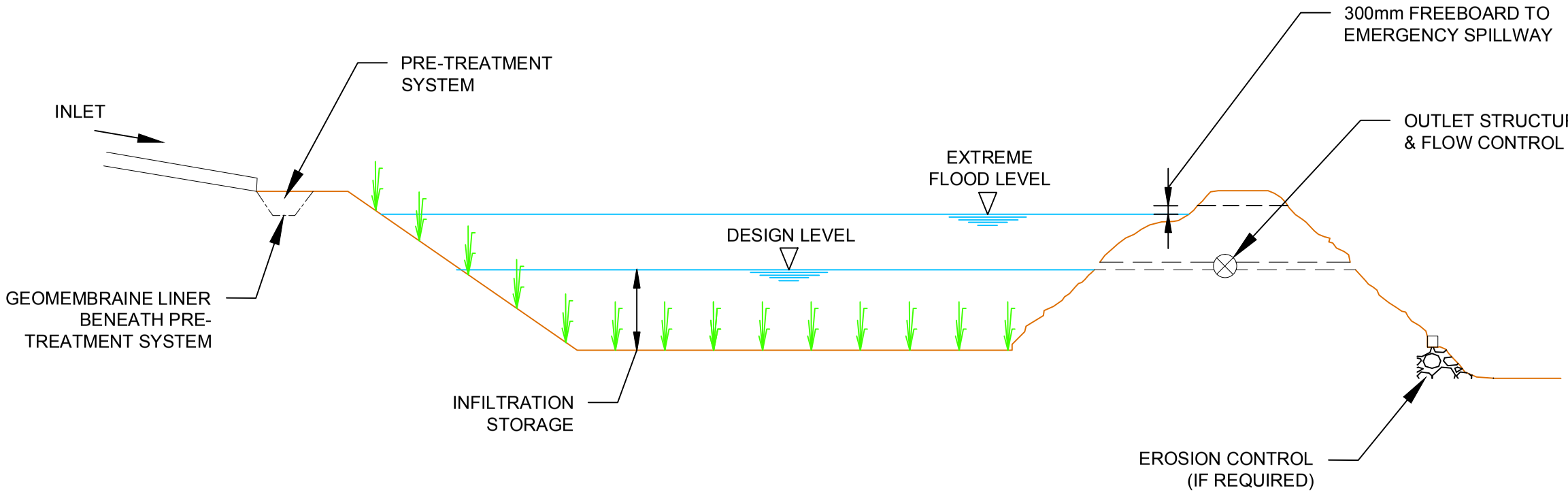
DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	108	A

DO NOT SCALE



PLAN VIEW



ELEVATION

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

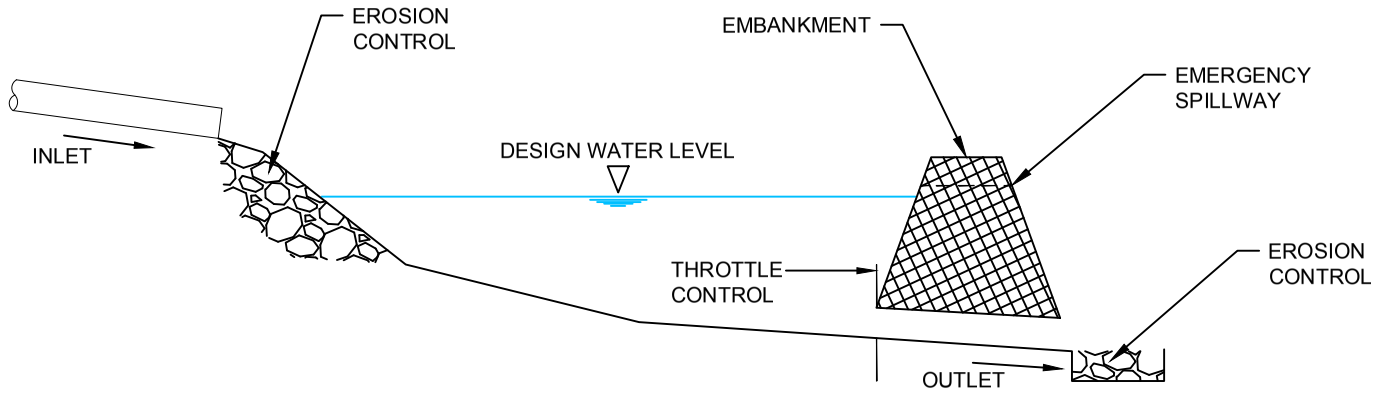
PROJECT: TYPICAL SUDS DETAIL

TITLE: INFILTRATION BASINS

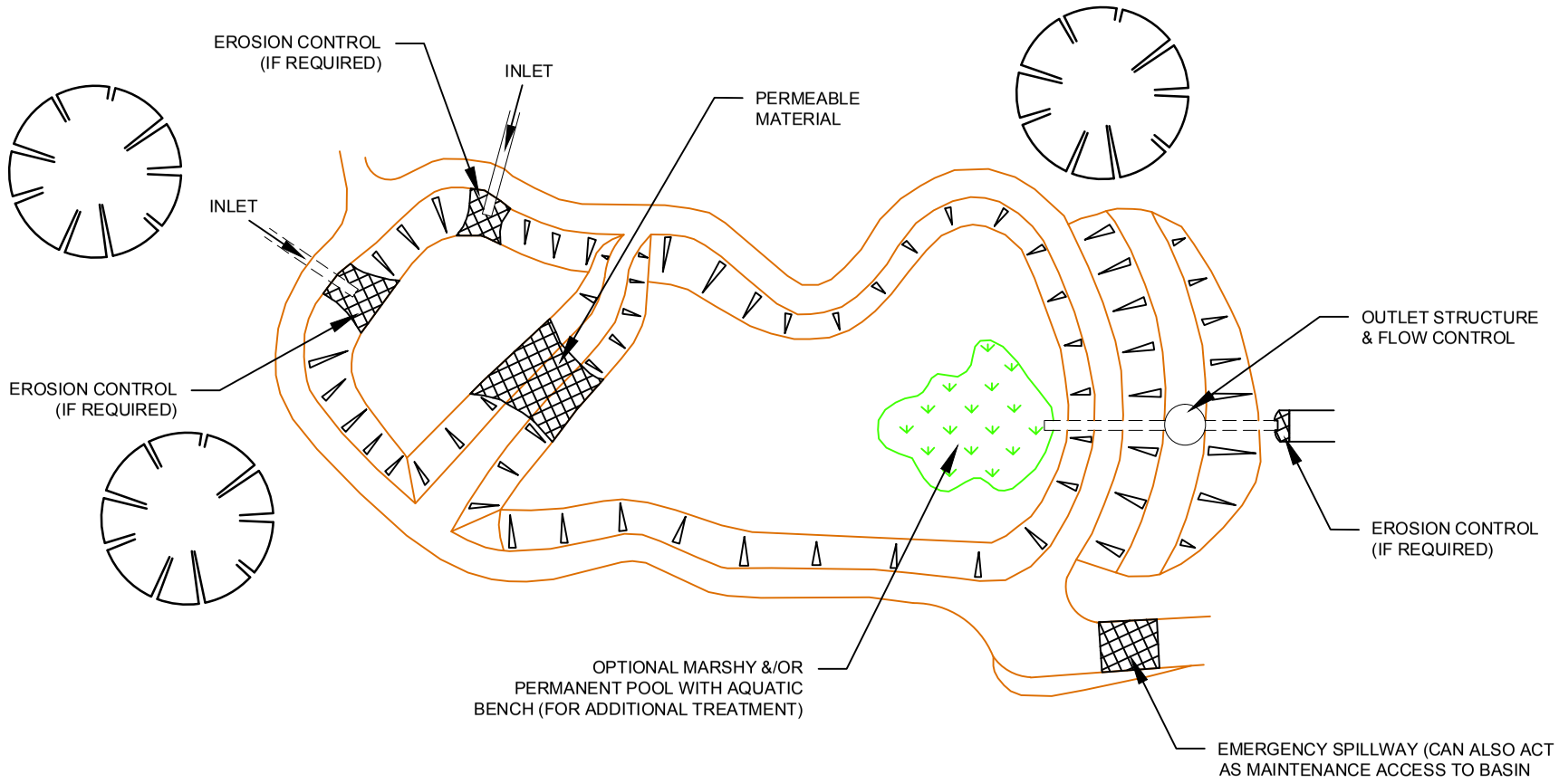
DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	109	A

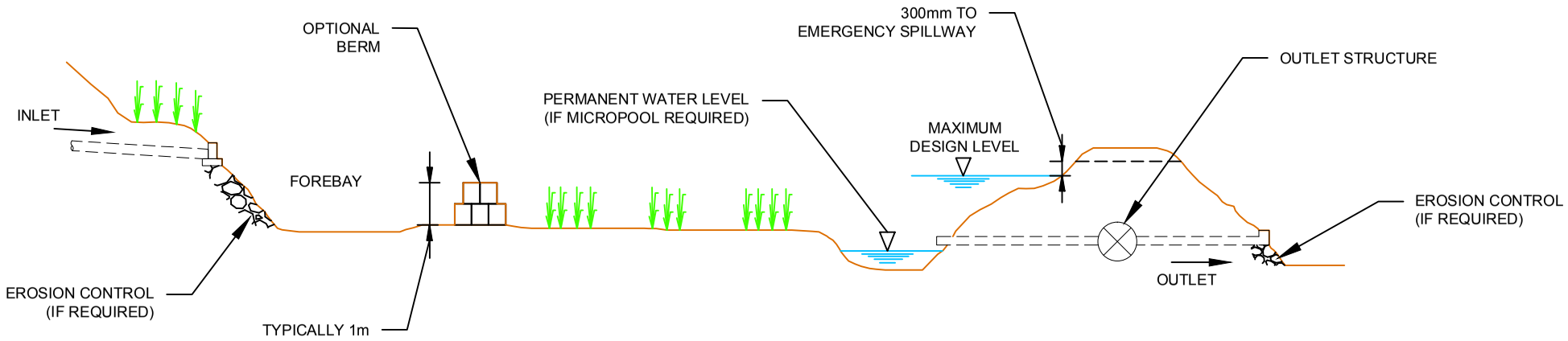
DO NOT SCALE



SCHEMATIC OF DETENTION BASIN PROFILE



PLAN VIEW



ELEVATION

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

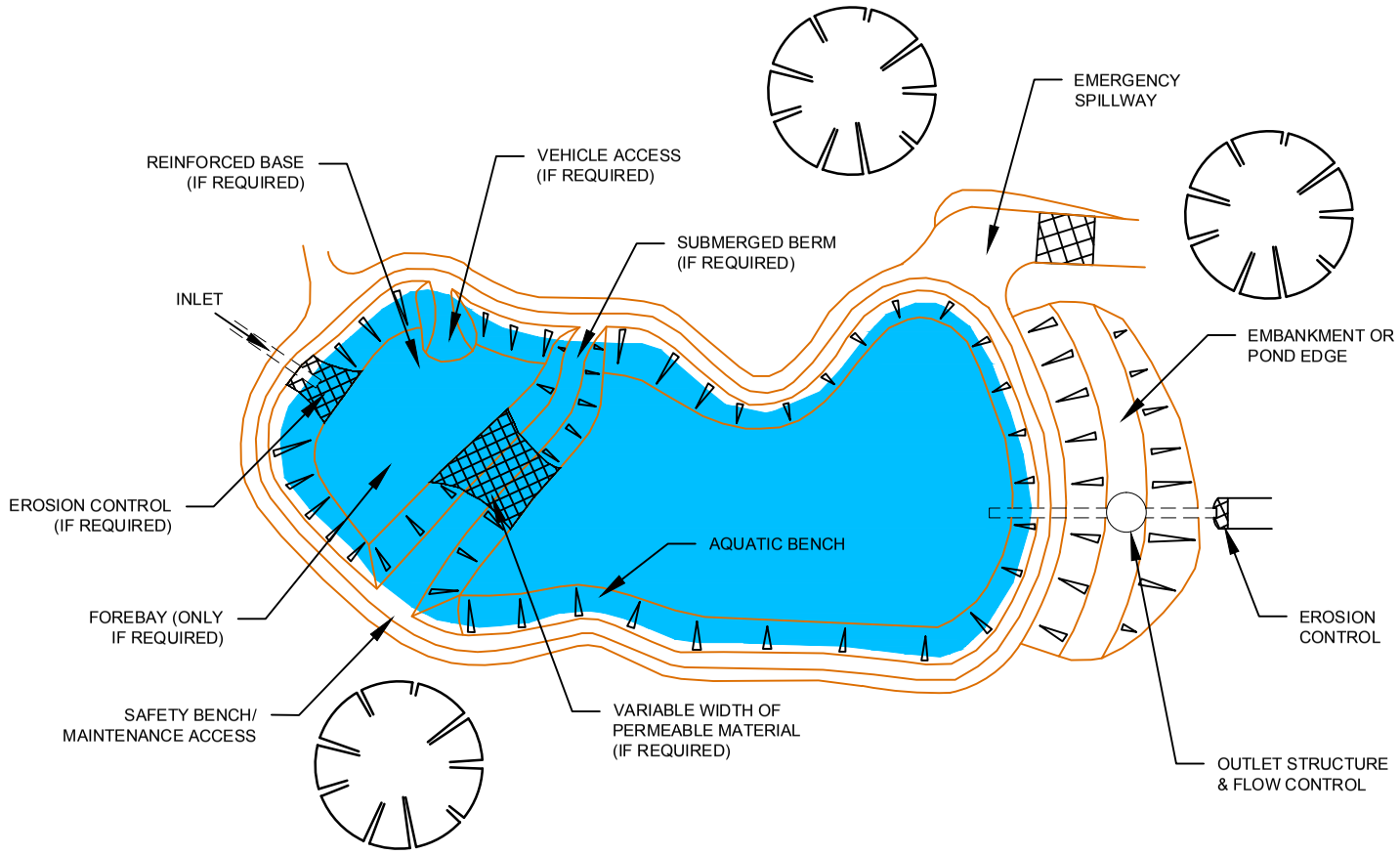
PROJECT: TYPICAL SUDS DETAIL

TITLE: DETENTION BASINS

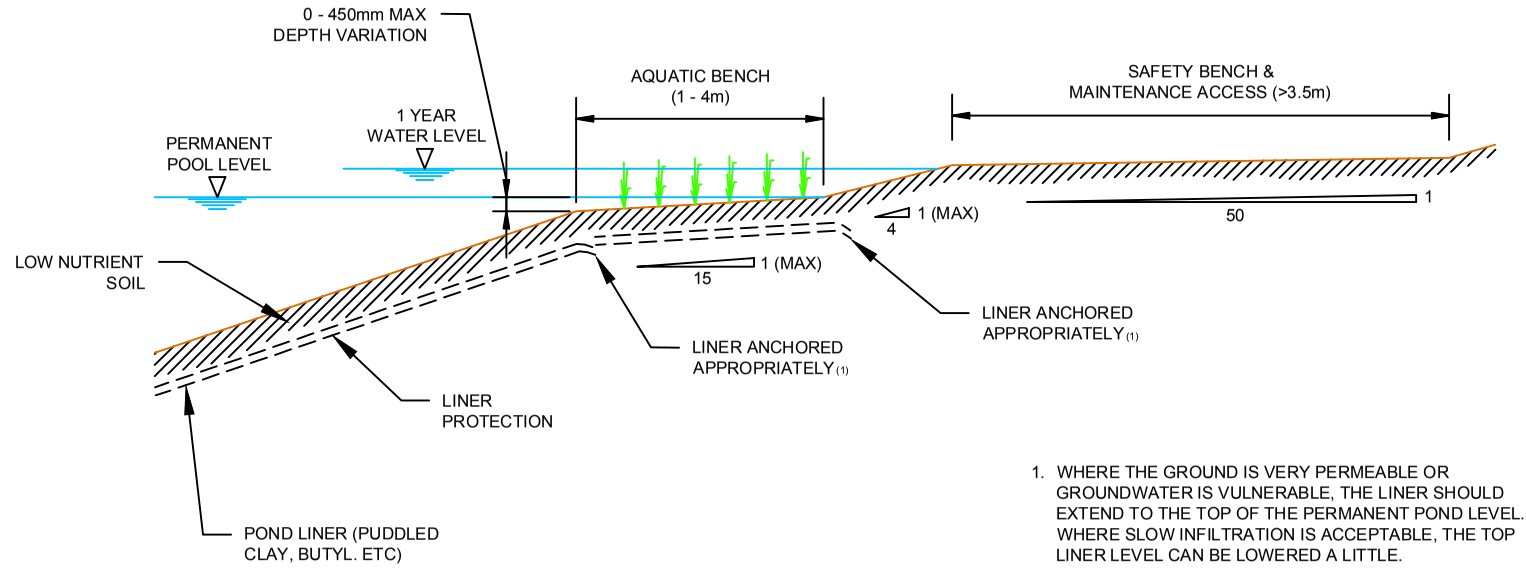
DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	110	A

DO NOT SCALE

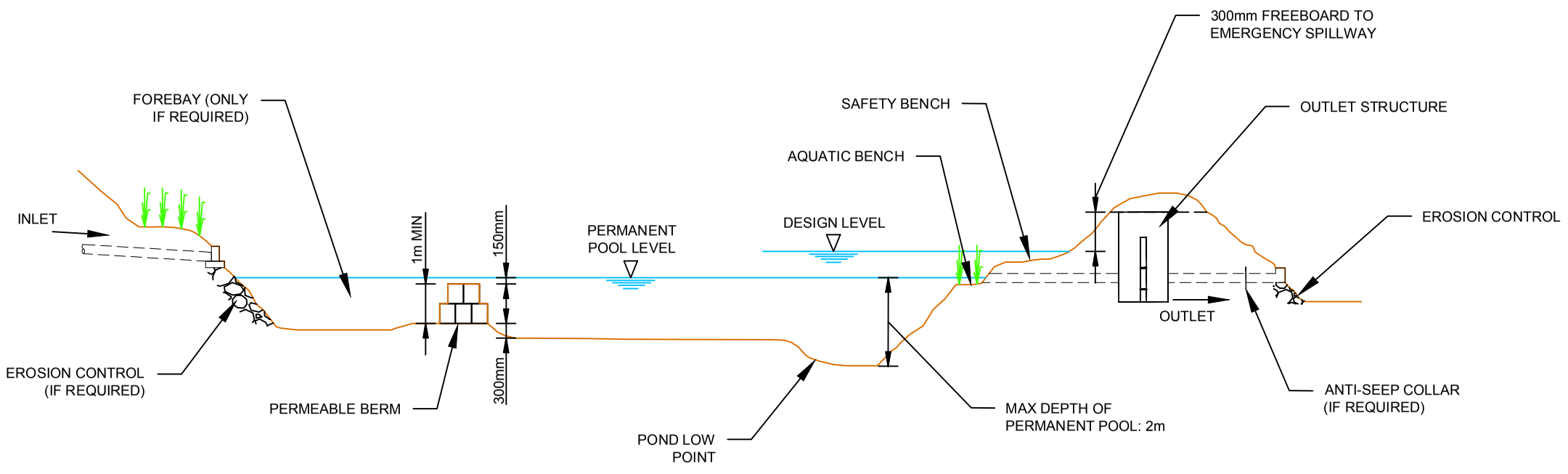


PLAN VIEW



1. WHERE THE GROUND IS VERY PERMEABLE OR GROUNDWATER IS VULNERABLE, THE LINER SHOULD EXTEND TO THE TOP OF THE PERMANENT POND LEVEL. WHERE SLOW INFILTRATION IS ACCEPTABLE, THE TOP LINER LEVEL CAN BE LOWERED A LITTLE.

TYPICAL POND EDGE GEOMETRY



PROFILE

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

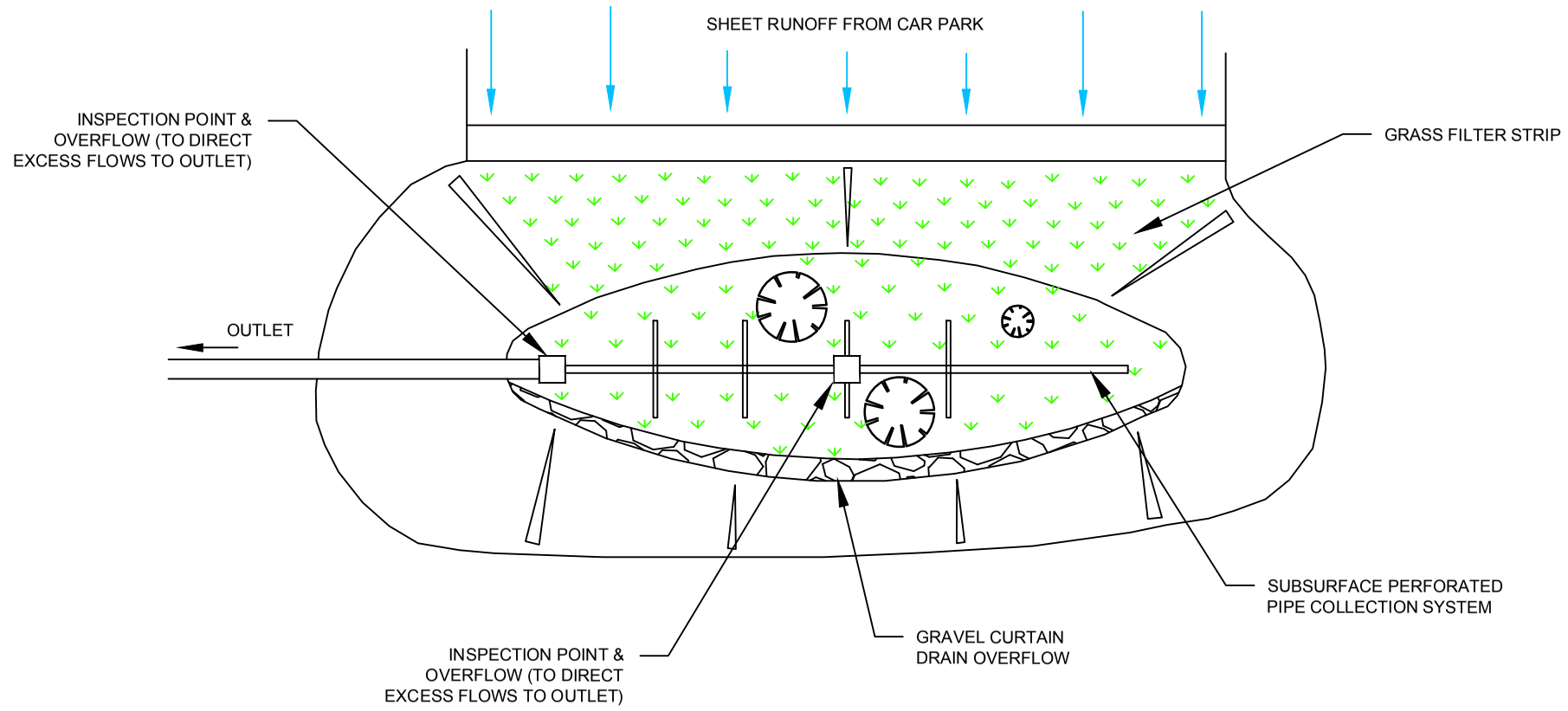
PROJECT: TYPICAL SUDS DETAIL

TITLE: WET PONDS

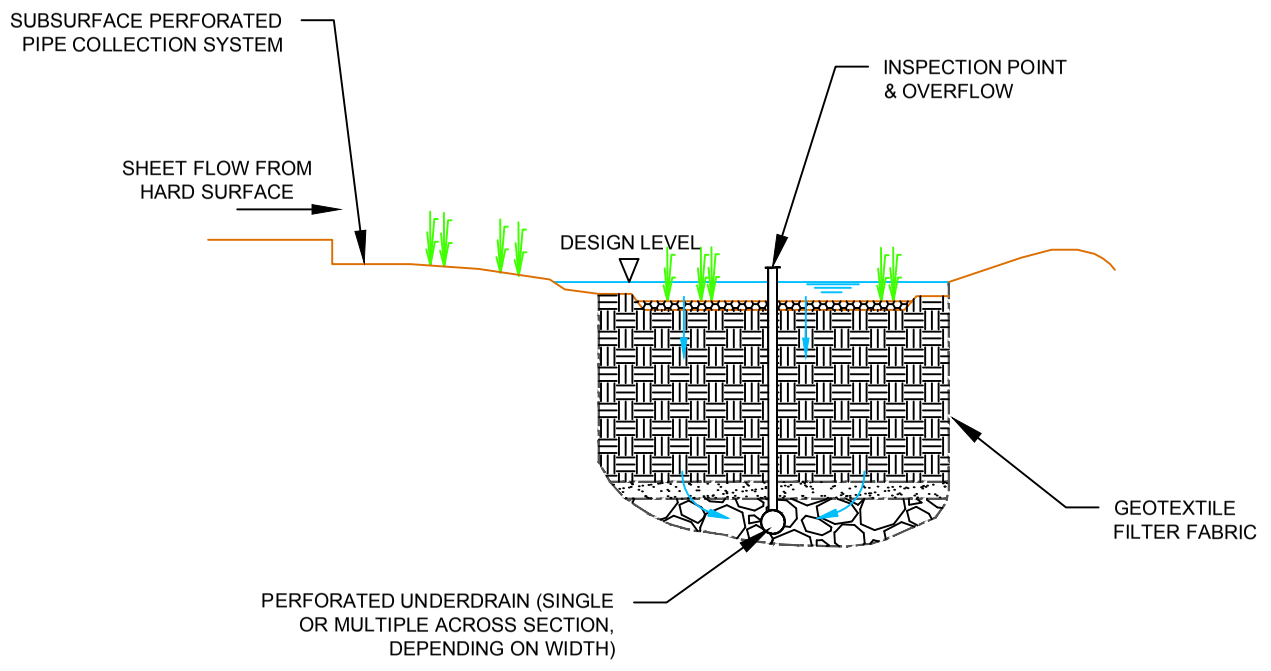
DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	111	A

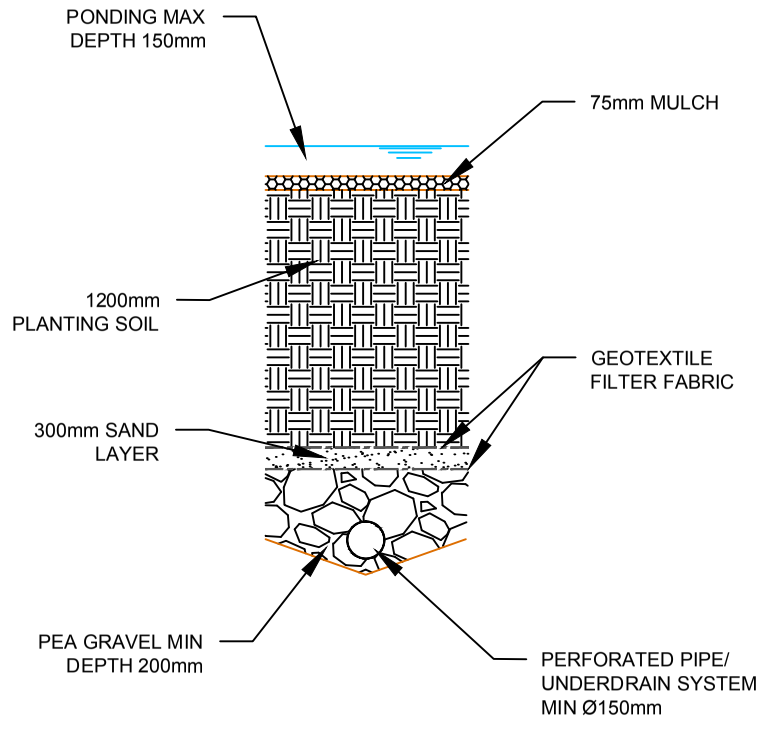
DO NOT SCALE



PLAN VIEW



PROFILE



TYPICAL SECTION

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

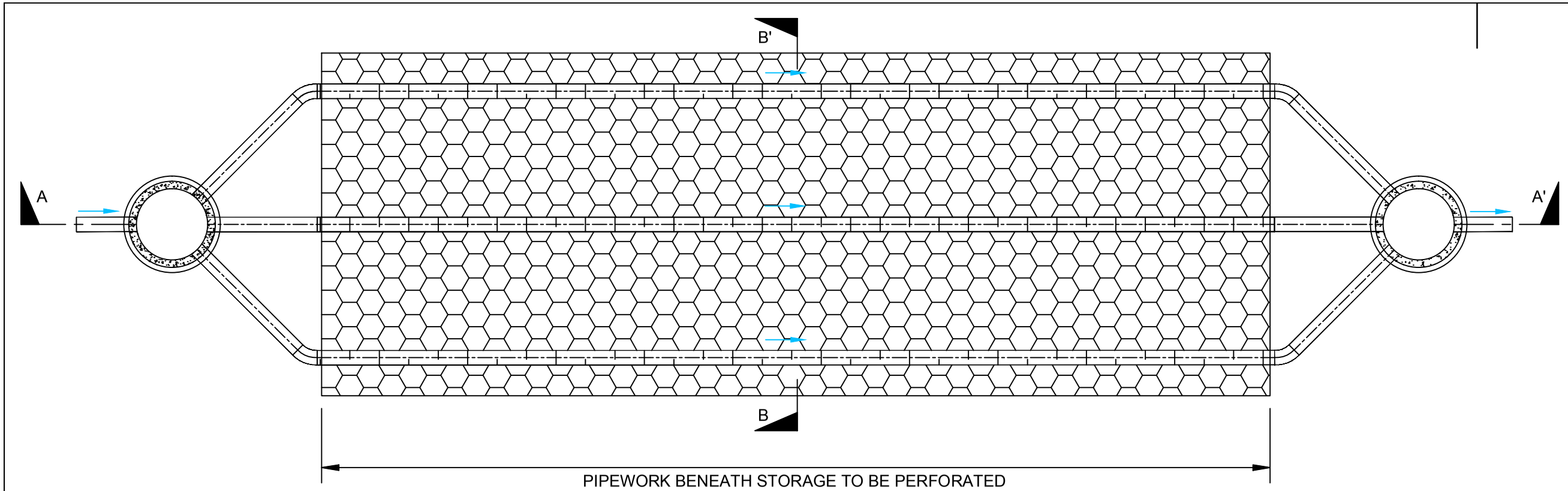
PROJECT: TYPICAL SUDS DETAIL

TITLE: BIORETENTION APPLICATIONS

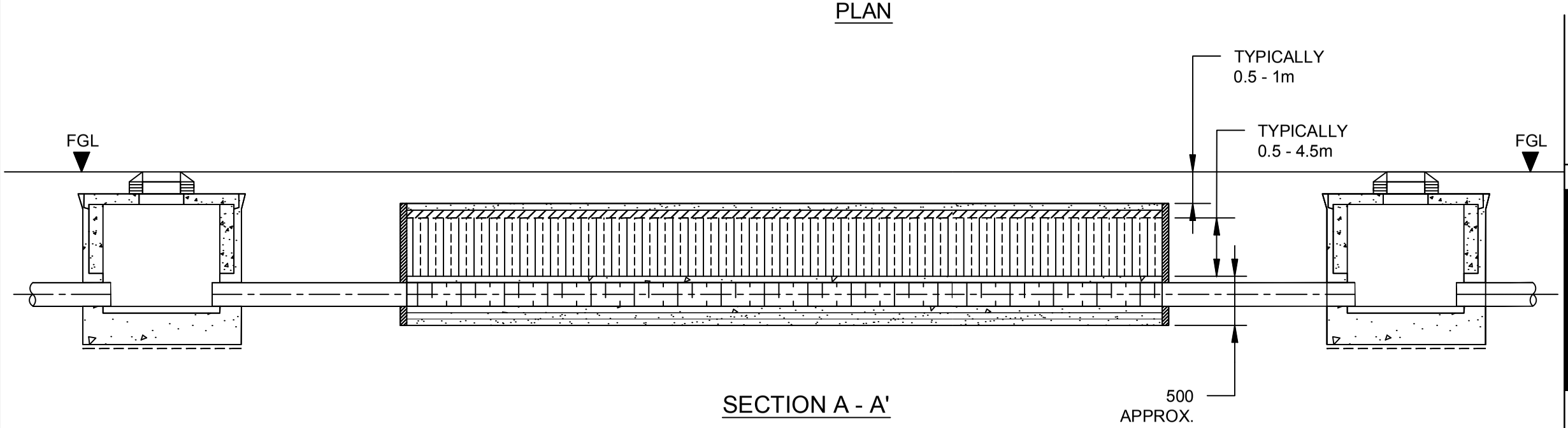
DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	112	A

DO NOT SCALE

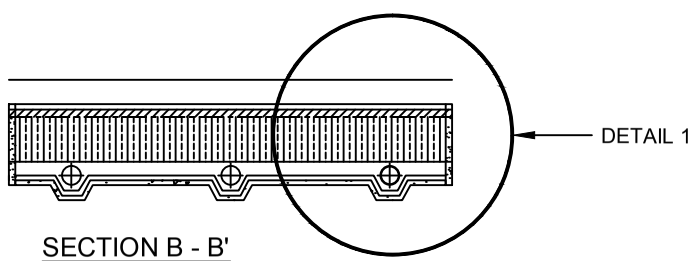


PLAN

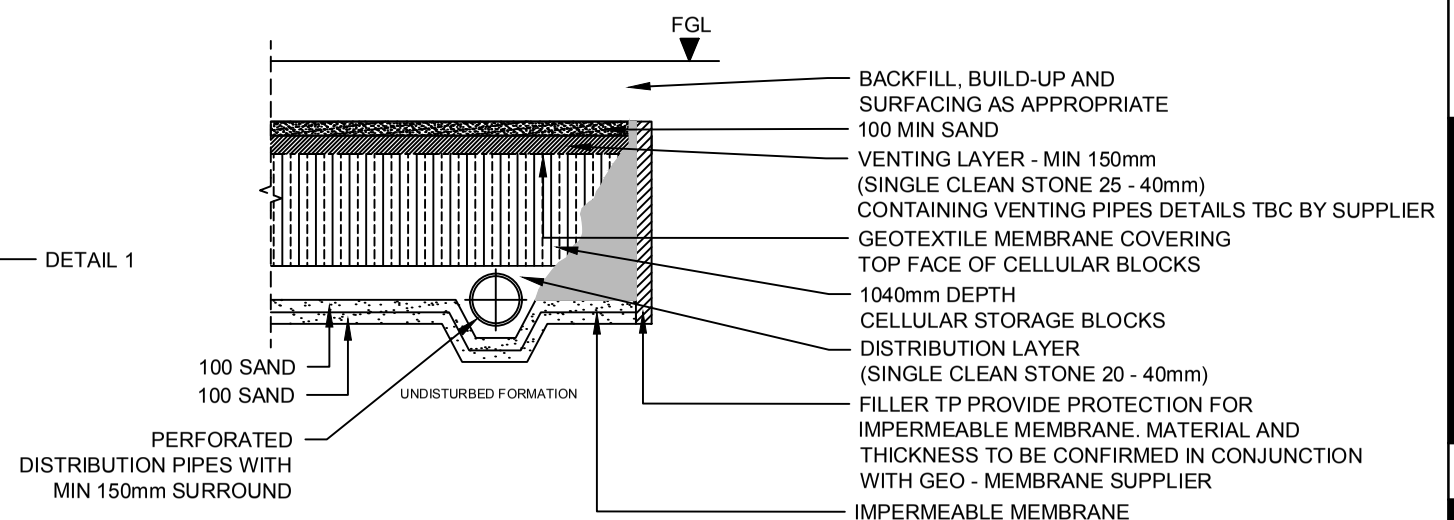


SECTION A - A'

ALL DIMENSIONS AND DEPTHS DEPENDENT ON REQUIRED VOLUME AND LOCAL GROUND CONDITIONS



SECTION B - B'



DETAIL 1

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

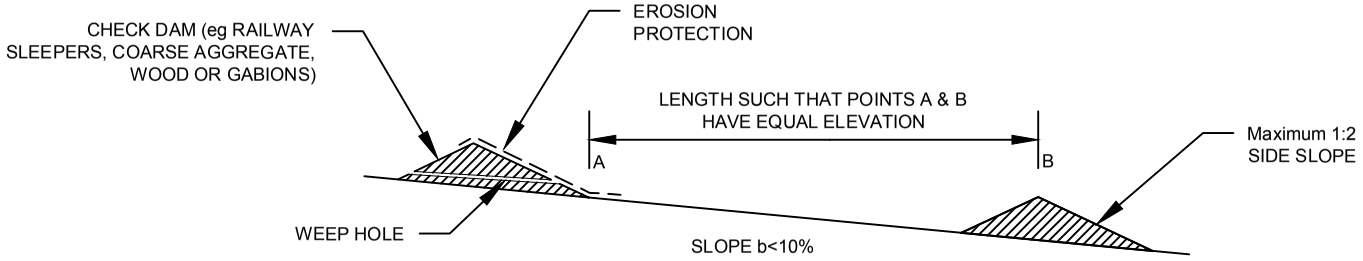
PROJECT: TYPICAL SUDS DETAIL

TITLE: CELLULAR STORAGE

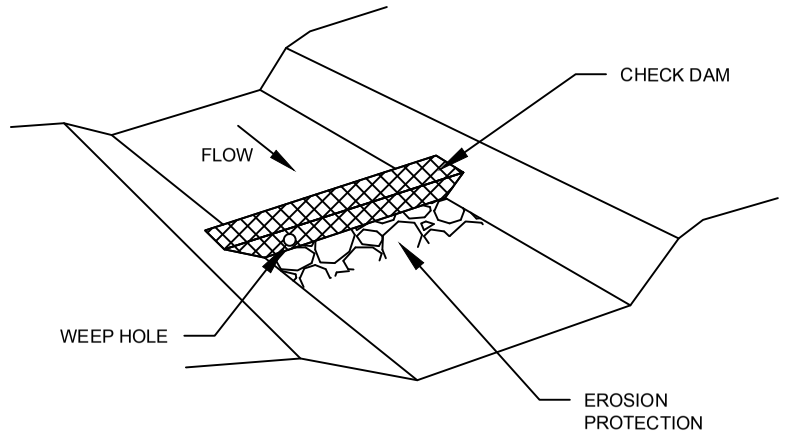
DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	113	A

DO NOT SCALE

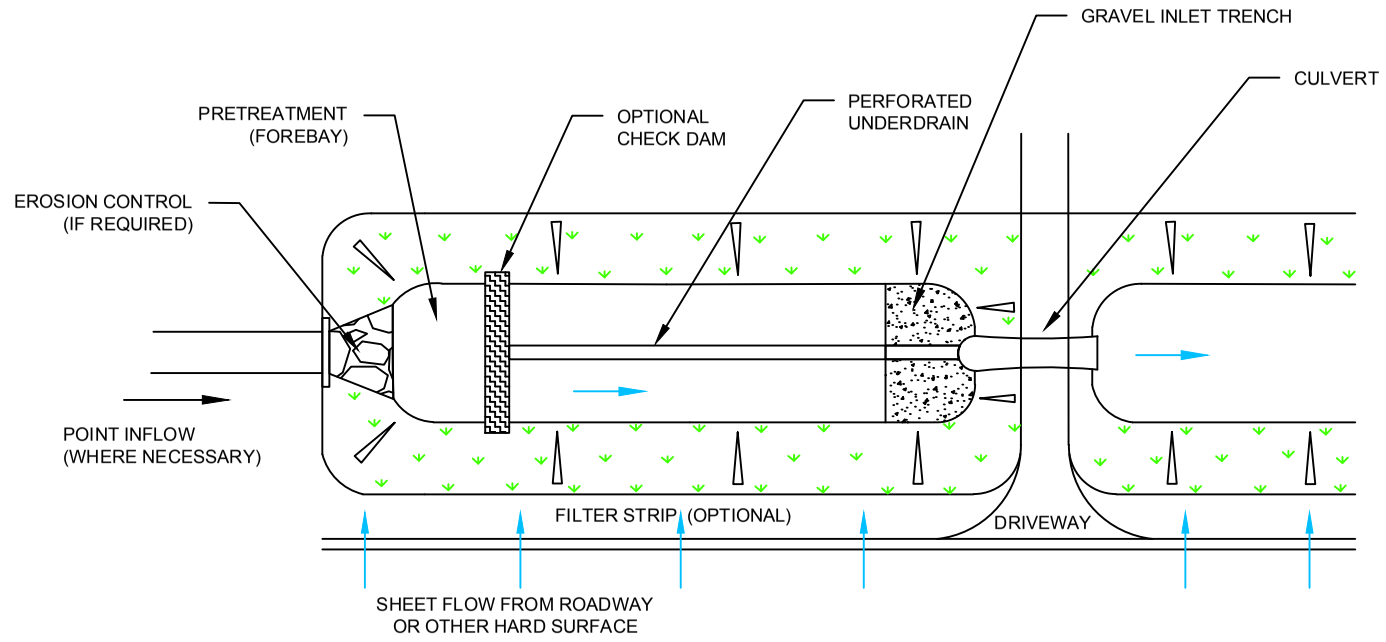


ELEVATION



SCHEMATIC

CHECK DAM



ENHANCED DRY SWALE

REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS: PRELIMINARY

BETTS ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERS
Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 Fax: 01244 288516 enquiries@betts-associates.co.uk

PROJECT: TYPICAL SUDS DETAIL

TITLE: SWALES (2 of 2)

DATE:	SCALE @ SIZE:	DRAWN:	CHECKED:
SEP 2014	@ A3	CP	RDN

PROJECT No:	DRAWING No:	REV:
BETTS	104	A

APPENDIX M: NOTES OF LIMITATIONS

The data essentially comprised a study of available documented information from various sources together with discussions with relevant authorities and other interested parties. There may also be circumstances at the site that are not documented. The information reviewed is not exhaustive and has been accepted in good faith as providing representative and true data pertaining to site conditions. If additional information becomes available which might impact our conclusions, we request the opportunity to review the information, reassess the potential concerns and modify our opinion if warranted.

It should be noted that any risks identified in this report are perceived risks based on the available information.

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