



DRAINAGE PROPOSALS
Planning approval for 7 No. dwellings was granted under application SMD/2016/0134 which has largely been built out with the exception of plot 7 which is under construction. As part of the approval a drainage scheme was proposed that collected foul and storm water drainage from the development and discharged it into the existing sewers in Springfield Drive.

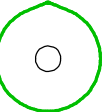
Foul water connected directly into the foul sewer whilst storm water had to be attenuated resulting in a restricted flow of 5 litres a second entering the storm sewer as a maximum. The approved attenuation system comprised of an offline cellular tank of crates being formed under the rear garden of plot 4 as shown 'X'. During the formal S7 application to Staffs County Council a revised design was devised shown 'X' but at the time the applicant was reluctant to install the attenuation system adjacent to the neighbours boundary to avoid causing any stress to the elderly occupant. A further iteration was devised and implemented shown 'X', still discharging at a maximum 5 litres/second into the storm sewer system but changing the design of the attenuation tank from a cellular offline system to an over sized concrete pipe online system. To ensure the capacity of the attenuation system is comparable to that approved an additional cellular tank is to be installed shown 'X'.

The new combined attenuation tanks allows for the position of the tank to be moved out of the garden of plot 4 and instead sited within the garden of The Orchard as shown here.

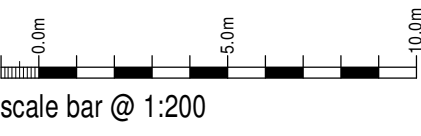
This application is supported by a Strategic Drainage Plan and accompanying hydraulic calculations prepared by drainage specialist Keytech Development Design Ltd and should be read along side details shown here.

TREE REPORT
Please refer to report produced by Tree Heritage for details of the existing trees on site. To enable the proposal to be related to these findings, tree references, measured canopies and root protection areas taken from the report are indicated here.

TREE KEY

 TREE TO BE RETAINED

 TREE RPA



Mr. J. Hurst

Proposed Development Of 7 No. Bungalows on Land at 'The Orchard', Springfield Drive, Leek, Staffs.

Planning Proposal		
Revised Attenuation Tank Position		
Date	January 2024	Sheet A1
Dwg No	2015-2095-96	Scale 1:200
Rev.	D	Drawn RG
A-23/02/2024 - PLAN UPDATED FOR PLANNING SUBMISSION		
B-20/06/2024 - ADDITIONAL ATTENUATION TANK INDICATED		
C-31/07/2024 - ANNOTATION UPDATED FOR PLANNING SUBMISSION		
D-12/08/2024 - ADDITIONAL STORAGE TANK NOTE UPDATED FOR SUBMISSION		

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