

2 Kingfisher House,
Woodbrook Crescent,
Radford Way, Billericay
Essex
CM12 0EQ

Our Ref: 18 031

Page 1 of 2

For the attention of Kevin Brown

18 January 2019

Dear Kevin,

Further to our recent conversations regarding the revised planning application to be submitted for the reduced 62 bed car home development in place of the original 71 bed proposal we set out below some supplementary details in respect of the drainage strategy. As discussed, this addendum letter is to be read in conjunction with the original drainage strategy report, the fundamentals of which remain unchanged.

The impermeable area of carpark and hard land around the site will not change from the previously proposed scheme. However, the proposed building footprint has reduced in size from the previous application, which will reduce the surface water drainage and foul water drainage design.

Therefore, the below synopsis has been devised to summarise the changes to the surface water and foul water drainage from the previous application.

Surface Water drainage

The drainage report for the original application shows that the surface water from the site can be viably drained to soakaways on site.

The proposed building for the previous application had an impermeable roof area of 0.232ha, and the new proposed scheme has a reduced impermeable roof area of 0.216ha. A new impermeable roof area drawing has been included for reference.

As the impermeable roof area of revised building has reduced, the size of previously proposed soakaways on site will also reduce in volume.

Foul Water drainage

The revised care home has 62 beds in comparison to the previous application with 71 beds. This will result in a reduction to the peak discharge rate, with a reduction in amenities and appliances.

The overall peak flow from site has reduced from 7.29 l/s from the previous scheme, where the proposed 62 bed scheme has a calculated discharge rate of 7.05 l/s. The new calculation sheet is attached.



3 CADMAN COURT
MORLEY
LEEDS
LS27 0RX

It remains the intention to form a gravity only foul discharge, connecting to the existing sewer system to the east to manhole F05 found in the housing development that surrounds the site. It is suggested that the new proposed foul drainage is to discharge into manhole F05 at a rate of 7.05 l/s.

Summary

The surface water impermeable roof area has reduced from the previously proposed scheme to 0.216ha from 0.232ha. The drainage infrastructure off site will not be affected, and will reduce the size of previously proposed soakaways on site.

The foul water drainage will discharge into manhole F05 to the east of the site at a discharge rate of 7.05 l/s. The foul water discharge rate has reduced from the previous scheme to 7.05l/s from 7.29l/s.

Yours sincerely,

Morwenna Parkin
Project Engineer



3 CADMAN COURT
MORLEY
LEEDS
LS27 0RX

T: 0113 253 3904