DRAINAGE IMPACT ASSESSMENT FOR
PROPOSED GARAGE WORKSHOP LINKED EXTENSION

Introduction

The Drainage Impact Assessment (DIA) has been prepared to accompany the Planning Application for the Proposed Link Attached Garage Workshop Extension at 43 Elm Grove, in accordance with the requirements of the Lidsey Drainage Board.

Existing Site Conditions

- Land use: A residential property with large rear garden, front garden with permeable gravel driveway and existing hedges, small trees and lawn area.
- Drainage system: The existing drainage system is a combination of soakaways and connection to the mains foul drainage system.
- Flood Risk: According to the Gov.UK/'Check Your Long-Term Flood Risk' guidance the site is very low risk for yearly danger of flooding from surface water, rivers and the sea and other flood risks.
- Potential impact of the Development on drainage: The addition of the linked extension will increase the surface water run-off but all existing areas of permeable/ gravel will be retained. It is not proposed to connect into the foul drainage system as the accommodation is not proposed for 'habitable use'.

Proposed Drainage Solutions

It is proposed that the new surface/rainwater drainage will discharge into the existing system served by a large soakaway to the rear of the property, installed in 2021. This functions without issue and was based on an over-design.

This proposal will be enhanced by the use of rainwater storage barrels to collect and store for garden use with overflow back into the surface water system.

Conclusion

The proposed drainage strategy ensures that the development will not impact negatively on the local drainage systems or increase the risk of flooding in the area.