

Proposed Surface Water and Foul Water Drainage – Lake View Road

Surface Water Drainage

Surface water runoff from the proposed dwelling, including roof and driveway drainage, will be collected and directed to a proposed 10,000-litre underground rainwater harvesting tank, located as indicated on the site plan. The stored water will be reused for suitable non-potable purposes.

Should the rainwater harvesting tank reach capacity, overflow will be discharged via a controlled outlet to either the existing watercourse located at the end of the plot or to a new crate soakaway system, subject to the Local Planning Authority's preferred drainage strategy.

The existing hardstanding area measures approximately 220 m². The proposed hardstanding will measure approximately 222 m², representing a negligible increase of just 2 m². Furthermore, the proposed driveway will be constructed using permeable gravel, allowing rainfall to infiltrate naturally into the ground rather than generating surface water runoff.

The proposed dwelling has a roof area of approximately 246 m². All roof water will be collected within the proposed 10,000-litre underground rainwater harvesting tank for reuse, with only surplus water discharging via the agreed controlled overflow. The proposed drainage strategy is therefore designed to minimise surface water runoff and provide a sustainable means of managing rainfall on the site.

Foul Water Drainage

The existing septic tank will be decommissioned and replaced with a new biological sewage treatment plant. The existing brick-built soakaway serving the current system will also be replaced with a modern, high-capacity crate soakaway designed in accordance with current standards. The proposed treatment plant, replacement soakaway and associated drainage pipework are shown on the revised site plan.

Overall, the proposed drainage strategy represents a significant improvement over the existing arrangements by introducing rainwater harvesting, permeable surfacing and a modern biological treatment plant with a new soakaway, providing a sustainable and efficient means of managing both surface water and foul drainage on the site.