

Foul and Surface Water Drainage Assessment

- This statement seeks to provide a Foul and Surface Water Drainage Assessment for the redevelopment of Firs Farm. The proposed development seeks to significantly reduce the amount of impermeable surfaces which currently cover the site.
- The proposal intends to use the existing supply and drainage connections on site that supplies the other buildings at Firs Farm.
- Advice has not been obtained from relevant operators regarding capacity however, this is governed outside of the planning process. It is considered that any connection requirements are able to be addressed by condition should it be necessary.
- Thorough exploration of the final method for surface and foul water disposal would be appropriate to be secured via pre-commencement conditions owing to the potential options open to the development.
- In any case, should connections not be forthcoming it is possible to install a septic tank to address foul water concerns.
- Details of measures in conjunction with the proposed hard and soft landscaping can be secured by condition (such as the installation of a soakaway in the prospective amenity area or expansion of soft landscaping to allow infiltration to soakaways).
- It should be noted the site is in an area of high to moderate infiltration potential and the Drainage Authority has previously confirmed that should it be required a pre-commencement condition for details of surface and foul water management would be appropriate for development at the site.