

Project Number: 16-0254

Project Title: Foxlow Farm, Buxton – Four Retail Units and Nursery

Client: HDD Buxton Limited

Location: Foxlow Farm, Harpur Hill Road, Harpur Hill, Buxton, Derbyshire

Date: 2nd February 2023

Prepared By: TG

Checked By: PN



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In relation to planning application HPK/2021/0145, High Peak Borough Council have applied the below condition regarding Drainage and Flood Risk.

Condition 32. No phase of development hereby approved, other than those works included within the enabling works phase as approved through condition 03, shall be commenced until a detailed design and associated management and maintenance plan of the surface water drainage and proposed oil-water separators relating to that phase have been submitted to and approved in writing by the Local Planning Authority in accordance with the principles outlined within the following documents:

- a) *Flood Risk Assessment & Drainage Strategy, reference No: FWBN-BSP-ZZ-XX-RP-C-0001-P03_Flood_Risk_Assessment dated 10th June 2021 "including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team, and,*
- b) *And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015).*

In order to address this, BSP Consulting can advise that:

The main drainage design for the construction phase of this overall scheme has been undertaken by SWF Engineers on behalf of Aldi. This drainage design includes an allowance for the surface water runoff from the four retail units and nursery. We have been provided with their design and we can confirm that their strategy is in line with our Flood Risk Assessment & Drainage Strategy:

FWBN-BSP-ZZ-XX-RP-C-0001-P03_Flood_Risk_Assessment dated 10th June 2021

Surface water from vehicular hard standings is collected and treated by passing through oil separators prior to infiltration into the limestone bedrock. This prevents hydrocarbon pollution is all in line with approved drainage strategy.

SWF Engineers have provided a Management and Maintenance Plan for the surface water drainage and proposed oil-water separators. This addresses the key issues for management and maintenance of the overall surface water drainage system.

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The surface water runoff from the four retail units and nursery drain through piped drainage to spurs that will be provided by Aldi. This arrangement is indicated on our attached drainage plan:

FWBN-BSP-ZZ-00-DR-C-0241-P04_Drainage_Strategy_Retail_Units_&_Nursery

The piped drainage that relates specifically to the four retail units and nursery is a simple gravity drainage system with no onerous maintenance requirements. Surface features such as gullies and linear drainage channels should be inspected on a 3 monthly basis and any build-up of silt or debris should be removed if found to be present. If any blockages occur at any point in the future then safe and easy access is possible via the rodding access points and access chambers that are provided in accordance with the requirements of Part H of the Building Regulations.

KEY

- Proposed Private Surface Water Drain (Rodding eye, PPIC pipework)
- Proposed Private Foul Water Drain (Mini access chamber, PPIC)
- Proposed private surface water drain within Retail & Nursery Units
- Proposed private foul water drain within Retail & Nursery Units
- Proposed private surface water Manhole design by SWF*
- Proposed private foul water Manhole design by SWF*
- Proposed private foul drain point
- Proposed private surface water drain point
- Proposed private linear drainage

General Notes

- DO NOT SCALE.
- This drawing is to be read in conjunction with all other relevant drawings and details.
- Should there be any conflict between the details indicated on this drawing and those indicated on other drawings the Engineer should be informed PRIOR to construction on site.
- Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the contractor commence site work prior to such approval being given, it is entirely at his own risk.
- All dimensions are in millimetres unless otherwise stated.
- The BSP Hazard Identification and Risk Assessment information for this project must be reviewed and understood by the contractor PRIOR to the commencement of any works on site.
- It is the responsibility of the contractor to execute the works at all times in strict accordance with the requirements of the Health and Safety at Work Act 1974, and the C.D.M. Regulations 2015.
- The Contractor shall check all tie-ins for line and level with existing before commencing any works. The Engineer should be notified immediately in writing, should any errors be found.
- All levels are related to ordnance datum.
- Prior to commencing any drainage on site the contractor shall check the inverts & sizes of all existing drainage and inform the engineer if there is any variation with the details indicated on this or any other relevant drawings.
- All private drainage to be constructed in accordance with Current Building Regulations Part H.
- All private drains/sewers to be 150mm diameter except where shown otherwise. All drainage connections to be 100mm diameter unless stated otherwise.
- Refer to Building Regulations Part H* for details of pipes penetrating walls and pipe runs near buildings.
- Pipes with less than 600mm cover are to be protected in accordance with Part H.
- All pipes, chambers and fittings to be installed, bedded and backfilled in accordance with manufacturers instructions.
- Pipe which run adjacent to buildings shall be installed in strict accordance with Part H, Clauses 2.23 to 2.25.
- All rainwater pipes and foul connection points to be complete with rodding access.
- All pipework is to be tested before and after backfilling in accordance with BS EN 1610:2015.
- All workmanship is to be to the most current British Standards.
- All drains in the vicinity of existing or proposed trees to be constructed in accordance with the requirements of current NHBC standards.
- The layout of pipelines, manholes etc. is designed to suit the permanent case. Additional loads over & above those designed for may arise during the construction process. The Contractor shall provide any necessary temporary protection to ensure that pipelines, manholes etc. are not damaged as a result of his method of working.
- The positions of soil and vent pipes, rainwater pipes etc. are indicative only. Actual positions are to be taken from the Architect's drawings. Any changes of the positions shown on this drawing are to be notified to BSP Consulting well in advance of any construction so as to permit time for any necessary redesign.

KEY PLAN

Construction Risks	Maintenance/Cleaning Risks	Demolition/Adaptation Risks
In addition to the hazards/risks normally associated with the type of works detailed on this drawing take note of the above.		
It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.		

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION BOX

P05	SWF Drainage Design Added	FE	02/02/23	PN	02/02/23	PN	02/02/23
P04	Amendments due to changes in MHA Design	FE	23/01/23	PN	23/01/23	PN	23/01/23
P03	Nursery foul water MHA's numbers amended.	CG	18/05/22	PN	18/05/22	PN	18/05/22
P02	Nursery added. Foul & Surface water MHA's connections coordinated with SWF	CG	20/04/22	PN	20/04/22	PN	20/04/22
P01	First Issue	TH	29/07/21	PN	29/07/21	PN	29/07/21

DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
SCALE @ A1	ISSUING OFFICE	PROJECT NUMBER			
1:200	NOTTINGHAM	16-0254			

CLIENT APPROVAL	
A - APPROVED	
B - APPROVED WITH COMMENTS	
C - DO NOT USE	

STATUS	PURPOSE OF ISSUE
S1	PRELIMINARY

• CIVIL • STRUCTURAL • TRANSPORTATION • GEOTECHNICAL • ENVIRONMENTAL

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Design and Construction
KITEMARK™

BS 13600
BS 8581 (2019)

PROJECT

Mixed Use Retail Development at
Foxlow, Buxton

TITLE

Drainage Layout
Retail Units & Nursery

CLIENT

HDD

PROJECT ORIGINATOR	FUNCTIONAL	SPATIAL	FORM	DISCIPLINE	NUMBER	REV
FWBN-BSP-ZZ-00-DR-C-0241						P05

2.4m x 120m

2.4m x 120m

*For Drainage Layout and details outside
Retail Units & Nursery, please refer to
Drainage Proposed Layout from SWF
Consulting, with Job ref. no.
79-E1503-SWF-XX-XX-DR-D-1102