

DRAINAGE STRATEGY

for

MR BARR

PROPOSED APARTMENTS AND HOLIDAY LETS

at

DOG AND PARTRIDGE

HESKETH LANE, CHIPPING, PR3 2TH

OCTOBER 2018

REFORD

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1. INTRODUCTION

- 1.1 This drainage strategy has been produced on behalf of Mr Barr in support of a planning application for the conversion of an existing restaurant (A3) to create twelve apartments (C3) and the siting of four holiday lets at the Dog and Partridge, Hesketh Lane, Chipping, PR3 2TH.

2. SITE DETAILS

- 2.1 The site lies to the north of Hesketh Lane, approximately 1.6 miles south of Chipping village.
- 2.2 The site consists of the former Dog and Partridge Restaurant & Bar which includes the main stone restaurant building, a modern rear extension, large car park and rear garden area. The total site area is 2,887m².
- 2.3 The proposal is to convert the Dog & Partridge Restaurant & Bar and associated grounds to provide 12 Nr. 1 & 2 bed apartments and 4Nr. new build holiday lets.

3. EXISTING DRAINAGE

- 3.1 A private drainage system services the existing development.
- 3.2 Surface water is collected by a piped system and is discharged into the watercourse to the north.
- 3.3 Foul water from the existing development is collected by a piped system, treated by a septic tank and also discharges into the watercourse to the north.

4. DRAINAGE STRATEGY

- 4.1 It is proposed that separate surface water and foul water drainage will be installed for the proposed development and the individual outfalls from the site utilised to enable a discharge to be made into the watercourse as the status quo.
- 4.2 A new surface water drainage system will be installed for the new development to enable surface water from the developed site to discharge via the existing outfall into the watercourse.

4.3 A packaged sewage treatment plant will be installed for the new development and will replace the existing septic tank on the existing foul drainage system. A discharge from the sewage treatment plant will be made via the existing outfall to the watercourse.

5. CONCLUSIONS

5.1 This drainage strategy has been produced on behalf of Mr Barr in support of a planning application for the conversion of an existing restaurant (A3) to create twelve apartments (C3) and the siting of four holiday lets at the Dog and Partridge, Hesketh Lane, Chipping, PR3 2TH.

5.2 A private drainage system services the existing development. Discharges are made to the watercourse to the north.

5.3 It is proposed that new separate surface water and foul water drainage will be installed for the proposed development and the existing outfalls from the site utilised.