

REFORD

Consulting Engineers Limited

Hindley Fallows, Midgery Lane, Fulwood, Preston, PR2 9SX

Company number: 09620365 VAT Reg. 215 5638 12

Land at the north of the Chapel Hill site, Longridge – Full application for the erection of 4no. commercial units
Construction Surface Water Management Plan
Condition 15 – Planning approval reference 3/2021/1262

This Construction Surface Water Management Plan has been prepared as required by Condition 15 of the planning approval (Ref 3/2021/1262) for the construction of 4no. commercial units on land at the north of the Chapel Hill site, Longridge.

Site Management Contact Details will be as follows:

- Site Manager: Mr J Ayrton
- Email address: [REDACTED]
- Telephone number: [REDACTED]

Condition 15 states the following:

No development shall commence until a Construction Surface Water Management Plan, detailing how surface water and stormwater will be managed on the site during construction, including demolition and site clearance operations, has been submitted to and approved in writing by the Local Planning Authority.

The details of the plan to be submitted for approval shall include for each phase, as a minimum:

- a) Measures taken to ensure surface water flows are retained on-site during the construction phase(s), including temporary drainage systems, and, if surface water flows are to be discharged, they are done so at a restricted rate that must not exceed the equivalent greenfield runoff rate from the site.*
- b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.*

The plan shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Development of the site is expected to commence late summer 2024 subject to discharge of pre-commencement planning conditions and it is anticipated that construction will take circa 24 months.

The permanent drainage within the site will be one of the first items to be carried out enabling surface water runoff to be collected by the pipe system. However the attenuation storage will not be installed at this time, a lagoon being constructed at its location enabling surface water runoff to be collected and stored and allowing suspended matter to settle, prior to a restricted discharge being made into the private surface water drainage system within the established estate that collects surface water runoff from the building roofs, hardstanding areas and roads. As such it will be possible for any pollutants that may arise to be easily dealt with, prior to a discharge of surface water being made.

During excavation / earth moving works a cut off drain / channel drain is to be installed across the access and connected to the temporary lagoon, to prevent surface water runoff from leaving the site.