



Temporary Surface Water Management Plan/Methodology (Construction Phase)

APPLICATION NO: 3/2025/0489

1. Purpose of the Temporary Strategy

This Temporary Surface Water Management Plan has been prepared to describe how surface water will be managed during the construction phase of the development, prior to the completion and operation of the permanent drainage system. The aim of the temporary strategy is to ensure that surface water runoff is controlled in a safe and sustainable manner, preventing increased flood risk, uncontrolled runoff, or pollution to adjoining land, the public highway, or receiving drainage systems.

2. Construction Phase Surface Water Risks

During construction works, surface water management risks may arise due to activities such as site clearance, excavation, stockpiling of materials, and the temporary creation of impermeable surfaces. These activities may increase runoff rates, generate sediment-laden water, or expose groundwater that requires controlled management. Temporary measures will therefore be implemented to mitigate these risks throughout the construction period.

3. Temporary Surface Water Management Measures

Weeks 1 to 19

Surface water arising during the construction phase will be managed using a combination of temporary drainage controls and good site practice. Measures may include:

- Temporary drainage channels or overland flow routes to direct surface water away from active working areas
- Temporary attenuation or holding areas, such as shallow bunds or excavations, to slow runoff where necessary
- Temporary cut-off drains to prevent surface water entering excavations
- Protection and maintenance of existing drainage infrastructure to prevent blockages or damage

All temporary surface water management measures will be installed prior to commencement of major earthworks and will be maintained for the duration of the construction period if required.

Week 19 to 38

Operations on site have been planned to allow the roof structure to be in place around week 19 of the project, the roof will cover 90% of the footprint of the site and will protect the ground from rainfall. The surface water from the roof will be collected in temporary rainwater pipes and diverted into the surface water system, till the permanent rain water pipes are in place

Weeks 38 to completion

Permanent drainage will be in place

See attached logistics' plan

4. Silt Management, Groundwater Control and Pollution Prevention

Appropriate measures will be implemented to prevent the discharge of silt, sediment, or other contaminants from the site during construction.

It may, at times, be necessary to pump groundwater or accumulated surface water from excavations. Where pumping is required, water will be discharged in a controlled manner via suitable silt management measures to ensure that sediment is removed prior to discharge. Silt control will be provided using one or more of the following methods, as appropriate to site conditions:

- Temporary manholes or chambers utilised as silt settlement tanks
- Proprietary hired silt treatment units, such as a Siltbuster or similar approved system

Only treated water will be permitted to discharge to the existing surface water drainage system. All silt management measures will be inspected and maintained regularly to ensure ongoing effectiveness.

Additional pollution prevention measures will include:

- Designated refuelling and plant maintenance areas located away from drainage routes
- Spill kits available on site and staff trained in their use
- Secure storage of fuels, oils, and hazardous materials

- Regular inspection of drainage routes and silt control measures, particularly following rainfall

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5. Exceedance and Emergency Procedures

In the event of rainfall exceeding the capacity of the temporary drainage measures, exceedance flows will be managed via pre-identified overland flow routes within the site. These routes will direct water away from site boundaries, neighbouring properties, and sensitive receptors. Emergency procedures will be in place to address blockages, pump failure, or accidental spillages.

6. Maintenance and Monitoring

All temporary surface water management and silt control measures will be inspected on a regular basis and following periods of heavy rainfall. Any damaged, blocked, or ineffective measures will be repaired or replaced promptly to maintain effective control of surface water throughout the construction phase.

7. Interface with Permanent Drainage Works

Construction sequencing will ensure that permanent drainage infrastructure is installed as early as practicable within the programme. Temporary drainage and silt control measures will remain in place until the permanent surface water system becomes operational and will then be removed in a controlled manner.

8. Conclusion

The temporary surface water management measures outlined above will ensure that surface water and groundwater arising during the construction phase are managed safely and responsibly. The strategy will prevent increased flood risk and pollution and is considered suitable for approval by the Local Planning Authority.