

Surface Water Drainage Statement and Construction Environmental Management Plan (CEMP)

Planning Application: H/26/101426 20 Dragonfly Way - Proposed Single Storey Rear Extension and Front Porch

1. Introduction

This report has been prepared in support of the above planning application following the Local Planning Authority's request for further information regarding the proposed surface water drainage arrangements and the protection of the adjacent communal hedgerow, retained trees and their associated Root Protection Areas (RPAs) during construction.

The Council's ecological consultation confirms that there are no ecological objections to the revised proposal. This report therefore provides further clarification on the proposed drainage arrangements together with the construction management measures that will be implemented to ensure the development is undertaken in an environmentally responsible manner.

The proposed development is limited to a modest single-storey rear extension and a small front porch to an existing dwelling. Owing to the limited scale of the proposals, there are no technical constraints that would prevent the development from proceeding.

2. Existing Surface Water Drainage

The existing dwelling currently disposes of roof water via gutters and downpipes connected to the established surface water drainage system serving the property.

The property has operated satisfactorily for many years with no known surface water drainage issues or evidence of localised flooding.

As the proposal relates solely to extensions to the existing dwelling, there will be no material alteration to the existing drainage strategy serving the site.

3. Proposed Surface Water Drainage Strategy

The proposed development will result in only a modest increase in roof area and therefore only a negligible increase in surface water runoff.

Rainwater from the proposed extension roofs will be collected by conventional gutters and downpipes and discharged into the existing surface water drainage system wherever practicable.

As is typical for domestic developments of this nature, the precise location, depth and condition of the existing underground drainage infrastructure cannot be fully established until construction commences and localised excavations have been undertaken.

Should minor alterations to the existing drainage layout prove necessary, these will be designed and installed in accordance with the requirements of Approved Document H of the Building Regulations and recognised good engineering practice.

Should connection to the existing drainage system prove impracticable at any point, an alternative drainage solution, including a soakaway (subject to suitable ground conditions) or another appropriate sustainable drainage solution, will be incorporated.

The proposal will not materially increase surface water runoff from the site and is not expected to have any adverse impact upon neighbouring land or the wider drainage network.

Accordingly, there are no drainage constraints that would prevent the proposed development from being implemented.

4. Construction Environmental Management Plan

4.1 General Site Management

Construction activities will be carefully managed throughout the development to minimise disturbance to neighbouring properties and to safeguard existing landscape features.

All contractors will receive a site briefing before works commence, identifying the location of retained trees, communal hedgerows and areas requiring protection.

Works will be confined to the minimum area necessary to complete the development safely and efficiently.

4.2 Protection of Existing Trees and Hedgerows

The existing communal hedgerow and retained trees adjacent to the proposed front porch will remain in situ and will be protected throughout the construction period.

Protective fencing will be installed where necessary before construction commences and will remain in place for the duration of the works in accordance with the principles of BS5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

No unnecessary pruning, removal or disturbance of retained vegetation will take place.

4.3 Root Protection Areas

No excavation, storage of materials, mixing of concrete, parking of vehicles, refuelling of machinery or disposal of waste will be permitted within the Root Protection Areas of retained trees.

Where construction activities are required close to retained trees, works will be undertaken using methods that minimise disturbance to existing roots, including hand excavation where necessary.

Every reasonable effort will be made to avoid damage to existing root systems throughout the construction process.

4.4 Material Storage and Site Operations

Building materials, plant, spoil, chemicals and waste materials will be stored within designated areas away from retained trees and hedgerows.

Contractor vehicles will utilise the existing access and parking arrangements wherever practicable to minimise unnecessary ground disturbance.

Dust generated during construction will be controlled using appropriate suppression measures where required.

No fires will be lit on site beneath tree canopies or adjacent to retained vegetation.

4.5 Pollution Prevention

Appropriate environmental safeguards will be implemented throughout construction.

Fuel, oils and other potentially hazardous materials will be stored securely and any accidental spillages will be immediately contained and removed using suitable absorbent materials.

Concrete mixing and washout operations will be undertaken well away from retained trees, hedgerows and drainage systems.

4.6 Wildlife Protection

The submitted ecological assessment confirms that the revised proposals do not give rise to ecological concerns.

Nevertheless, all contractors will remain vigilant during construction.

Should nesting birds or any protected species be encountered, works affecting that area will cease immediately and advice will be sought from a suitably qualified ecologist before construction recommences.

4.7 Site Completion

Upon completion of the development, all temporary fencing, surplus materials, construction waste and debris will be removed from the site.

Any accidental damage to retained vegetation will be rectified using appropriate remedial works or replacement planting where necessary.

5. Conclusion

The proposed single-storey rear extension and front porch represent a modest addition to the existing dwelling and will not give rise to any significant drainage, ecological or arboricultural impacts.

Surface water generated by the additional roof area can be satisfactorily accommodated through the existing drainage system, with any minor below-ground alterations confirmed during construction following site investigation and completed in accordance with the Building Regulations.

The construction management measures outlined within this report will ensure that the communal hedgerow, retained trees and their Root Protection Areas remain appropriately protected throughout the construction period.

It is therefore concluded that the proposed development is capable of being implemented without adverse environmental effects and that the information contained within this report fully addresses the matters raised during consultation. It is respectfully requested that the Local Planning Authority accepts this report as sufficient information to enable the planning application to proceed to determination.