

20<sup>th</sup> February 2024

## **13508 – Havant Phase 2: - Engineers Response to planning condition 27**

**Application Summary:** -

**Reference:** APP/22/00172

**Proposal:** Foul Sewerage Disposal

Condition 27 requires the following:

Prior to the commencement of each phase of development (excluding site clearance and demolition) details of the proposed means of foul sewerage disposal based on the principles set out in the Flood Risk Assessment and Outline Drainage Strategy Report, shall be submitted to, and approved in writing by, the Local Planning Authority. The development in each phase shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

### Phase 2 Considerations

The proposed foul drainage strategy for Phase 2 is to discharge into the existing 600mm diameter Southern Water foul sewer located north of the development via gravity.

A foul drainage plan, drawing ref 13508\_121, can be found appended to this note.



## Notes

- Topographical Survey carried out by Greenhatch, Drawing No.:  
**38869\_T - Topographical Survey Plan (Dated Jan 2023).**
- Proposed Site Layout taken from PRC, Drawing No.:  
**11629\_PLO04 - Proposed Site Plan (Dated JAN 2024).**
- Not scale from this drawing. All dimensions must be checked & verified on the ground if in doubt ask.
- The Contractor is to check & verify all dimensions & levels before any work is started on-site.
- Existing site survey works have been carried out by others & no guarantee can be given by Baynham Meikle for their accuracy. Any discrepancies noted on-site are to be reported to Baynham Meikle immediately.
- This drawing is to be read in conjunction with all relevant Architects', Engineers' and other Specialists' drawings & specifications.
- For existing ground conditions, refer to Site Investigation reports.
- The drainage installation is to be compliant with Building Regs. (Part H).
- All adoptable drainage works shall comply with "Water U/L - Design and Construction Guide".
- The following pipe strengths shall be adopted (unless noted otherwise):
- Pipes up to and including 150mm Ø to be PVC-U to BS-EN 1329, or Clayware to BS-EN 295 Class 160.
  - Pipes 150mm Ø up to and including 225mm Ø to be Clayware to BS-EN 295 Class 160.
  - Pipes 300mm Ø to be Clay to BS-EN 295 Class 160 or Concrete to BS 5911 Class M.
  - Pipes over 300mm Ø to be Concrete to BS 5911 Class M.
- All pipe runs to be laid with flexible joints.
- All pipes entering and exiting manholes are to be connected to pipe soffits level unless noted otherwise.
- Pipe Bedding and surround to be as follows:

| Location:                  | Cover to Soffit: |          | Pipe Bedding: |
|----------------------------|------------------|----------|---------------|
|                            | Clay / Conc      | Flexible |               |
| Roads.                     | >1.2m            | >0.9m    | Class S       |
|                            | <1.2m            | <0.9m    | Class Z       |
| Hard and Soft Landscaping. | >0.6m            |          | Class S       |
|                            | <0.6m            |          | Class Z       |

- The following Conc. mixes are to be used (in accordance with BS 8500):
- | Location:                              | Mix Reference: |
|----------------------------------------|----------------|
| Concrete Surround to Pipes             | ST4            |
| Concrete Base and Surround to Manholes | ST4            |
- All pre-cast-concrete products (i.e. pipes, manhole rings, etc.) shall be of suitable concrete mix to cater for Class 2 Sulphates.
- Pre-formed channels are to be used in manholes where applicable.
- Galvanolithic Concrete benching to be steel trowelled to a dense smooth face neatly shaped and finished to all branch connections and laid in accordance with the Specification.
- All connections to be turned in direction of flow using pipe bends.
- Manhole covers and frames to be Ductile Iron Medium Duty grade B125 rectangular to BS-EN 124 positions outside vehicular-trafficked areas, and Heavy Duty grade D400 in vehicular-trafficked areas.
- Manhole covers and frames to be Ductile Iron Medium Duty grade A15 covers in Soft Landscaping.
- First flexible joint in pipes adjacent to a manhole shall be a maximum of 600mm from inside face of manhole, connecting to rocker pipe.
- The length of Rocker Pipe is as follows:

| Pipe Diameter: | Length of Rocker Pipe: |
|----------------|------------------------|
| 150mm - 600mm  | 600mm                  |
| 675mm - 750mm  | 1000mm                 |
| 825mm & Over   | 1250mm                 |

- Manholes with outgoing pipes greater than 600mm Ø shall be fitted with guard bars, safety chains or other safety devices.
- The Principle Contractor shall be responsible for checking the existing line and invert levels of any connection points for both the Foul and Surface Water systems, prior to undertaking installation of any new drainage works. Any deviation to the levels and positions indicated on the drawing should be brought to the attention of the Engineer.
- All invert levels specified are outgoing (except Backdrop connections).
- All Foul connections to be 150mm Ø laid at a minimum gradient of 1/40 unless noted otherwise. Surface Water pipe sizes are as indicated.
- Foul pipes to be externally vented (SVP) at head of run.
- For location of internal SVP, SS, etc., refer to Architect's latest layouts.
- Internal Foul drainage connections / positions and setting-out information to be confirmed by the M&E Consultant / Architect.

|   |            |                                    |      |      |
|---|------------|------------------------------------|------|------|
| 3 | 20/03/2024 | Updated To Suit Latest Site Layout | R.B. | A.B. |
| 2 | 08/03/2024 | Updated To Suit Latest Site Layout | R.B. | A.B. |
| 1 | 23/02/2024 | Tender Issue                       | R.B. | A.B. |
| 2 | 05/12/2023 | Planning Issue                     | R.B. | A.B. |
| 1 | 17/11/2023 | For Information                    | R.B. | A.B. |
| v | Date       | Description                        | By   | Chkd |

### Revision Schedule

Drawing Status

**Langstone Technology Park  
Phase 2  
Avant**

Drawing Title

## Proposed Drainage Plan

Drawing Number

**3508\_121**

vision

03

|                 |                       |                  |                    |                     |
|-----------------|-----------------------|------------------|--------------------|---------------------|
| BM Ref<br>13508 | Scale @ A1<br>1 : 500 | Drawn by<br>R.B. | Checked by<br>A.B. | Project Eng<br>G.L. |
|-----------------|-----------------------|------------------|--------------------|---------------------|

