PLANNING APPLICATION

BY

JOBEN DEVELOPMENTS LIMITED

LAND AND BUILDINGS AT

YELVERTOFT ROAD
CRICK
NORTHAMPTONSHIRE

FOR

DEVELOPMENT OF A SMALL SCALE
WASTE TRANSFER AND MATERIALS RECYCLING FACILITY

PLANNING, DESIGN AND ACCESS STATEMENT
(INCLUDING FLOOD RISK ASSESSMENT)

SEPTEMBER 2007
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1. THE PROPOSED DEVELOPMENT

1.1. Background

The application site is located north east of Crick, shown on location plan GPP/JDL/CR/07/01, on land owned by the applicant which was previously in use as a nursery. Part of the surrounding land will remain in that use, owned by the applicant but run by a tenant. On the area on which this application is made permission is sought to develop a small scale materials transfer and recycling centre, to handle waste from the applicant’s skip business. It is to be a small scale operation with no more than twenty skips a week to be processed on site. All sorting operations will be carried out in an extension to an existing building on the site. The area of the site in which development is proposed is entirely surrounded by mature and established planting, both trees and hedge line, and so is entirely screened from views outside of the site.

The majority of materials brought onto the site will be separated at their point of origin into different types, so loads should be clean and require minimal sorting.

Materials brought back onto the site will then be prepared for further use, and where possible returned to the site from which the waste was generated, in order to incorporate them into the development. For example, hardcore will be used in the building up of land or construction of roads, and timber will be chipped and reused as mulch. Materials will be returned to site in the skips that they came in on. Materials such as card or plastics will be bulked up and baled, and when in sufficient quantity taken off site for recycling.

The applicant’s primary business is as a contractor to the developments on the western side of Northampton, so the bulk of material and vehicles will access the site via the M1, and materials will return via that route to the sites for reuse.

1.2. The Development

The proposal for which planning permission is being sought comprises the construction of a Materials Recycling Facility and Transfer station, to process up to 10,000 tonnes of input per year of materials, principally construction and demolition waste from developments in the area. This will be brought on site in skips, all of which are owned by the applicant, using his fleet of three skip lorries, one 18 tonne, and tow 7.5 tonne. No third party lorries or waste deliveries are to be accepted at the site.

Waste will be sorted by small bucket loader or hand within the building, and where appropriate crushed using the attachment to the bucket of the above machine (this is pictured in Appendix 1), or chipped in the case of timber. As may be seen from the size of the vehicle and crushing tool, the scale of operation is intended to be extremely small.
The infrastructure changes involved in the above proposals are as follows and are shown on the proposed layout plan GPP/JDL/CR/07/02.

1. Construction of a waste receipt, processing and baling building into which waste will be received, picked, crushed, graded, and bulked up as appropriate to the waste stream. This will be an extension to the existing building on the south eastern corner of the site, maintaining the ridgeline and materials employed to achieve consistency of appearance. This building will be 48m (8 6m bays), by 9m, 4.5m to the eaves and 5.5m to the ridgeline. See GPP/JDL/CR/07/04 for elevations and materials.

2. Offices will be constructed in the southern end of the extension, 3m x 9m.

3. Provision of parking spaces for staff and visitors.

The reception and processing building will be constructed on a level area slightly lower than that occupied by the existing building, allowing a continuation of the existing ridge and eaves lines, whilst giving greater floor to eaves height on the extension as shown on GPP/JDL/CR/07/04.

All sorting will be carried out within the building extension, in order that noise and dust will be contained, and can be supervised from the offices, located within the same building.

Some processing will be done within the building where appropriate, and the remainder, such as crushing or chipping, in the yard.

The applicant seeks normal waste industry operating hours for the operation as follows;

- Monday – Friday 07:00 - 17:00
- Saturdays 08:00 - 13:00
- Sundays Nil
- Bank Holidays Nil

1.3 Description of the site and its surroundings

Site location

The site is located off the Yelvertoft Road running north east from Crick. Site Location Plan GPP/JDL/CR/07/01 shows the site in its setting.

Sensitive receptors

The primary sensitive receptor will be the nursery that shares the site with the proposed development.

Additional receptors are the stables located on the southern boundary of the application site/nursery complex, and the residential property to the north eastern corner of the site occupied by the applicant.

In addition the road by which the site is accessed is part of the national cycle network.
The extent to which these receptors are affected and any mitigation required is addressed in the relevant sections of the statement below.

**Access and highway network**

The site has access on to the strategic highway network (M1/A428) via a short stretch of Yelvertoft Road and via Crick. Visibility from the site onto Yelvertoft Road is excellent.

**Landform**

The site lies on a relatively flat area of ground to the north of Crick. There is a small drop of approximately 1m from the southern edge of the site to the northern.

**Land use**

The proposed development seeks to change the current horticultural/storage use to the small scale recycling of construction and demolition waste.

**Surface and groundwater**

The site does not lie within a floodplain as defined by the Environment Agency, and is not affected by a Groundwater Protection Zone.

The nearest water body to the site is the River Nene 450m south/east of the site.

The principal structure on site is the waste reception building. The roof is to be drained to a large tank (see figure in appendix 1) which will retain the water for use in dust suppression on site.

**Sites of ecological interest**

There are no Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSI) or Ramsar sites identified within 5 km of the site.

**Cultural and geological heritage**

There are no known elements of cultural or geological heritage of import on the application site or in its environs.
2 PLANNING POLICY CONTEXT

The main planning policies relevant to the consideration of waste related development are set out in Appendix 1.

2.1 Compliance with national and development plan policies

National policy, as set out in the Waste Strategy for England 2007 states (excerpts only);

Objectives and targets
ix. The Government’s key objectives are to:
• decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use;
• increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste;
• secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and
• get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.

xi. A greater focus on waste prevention will be recognised through a new target to reduce the amount of household waste not re-used, recycled or composted from over 22.2 million tonnes in 2000 by 29% to 15.8 million tonnes in 2010 with an aspiration to reduce it to 12.2 million tonnes in 2020 – a reduction of 45%. This is equivalent to a fall of 50% per person (from 450 kg per person in 2000 to 225 kg in 2020).

xii. Higher national targets than in 2000 have been set for:
• recycling and composting of household waste – at least 40% by 2010, 45% by 2015 and 50% by 2020; and
• recovery of municipal waste – 53% by 2010, 67% by 2015 and 75% by 2020.

Regional policy is found in the Regional Waste Strategy, January 2006

Policy RWS 1.5
In accordance with Planning Policy Statement 10 : Planning and Sustainable Waste Management: waste development plan documents should make provision for waste management capacity equivalent to the amount of waste generated and requiring management within their areas, taking into account where appropriate needs arising from strategic growth areas.

Waste planning authorities should cooperate in preparing waste development plan documents and the provision of capacity to allow some flexibility in relation to the movement, treatment and disposal of waste. The indicative requirement for additional capacity is identified in Appendices 5 and 6.

Policy RWS 1.7
Waste development plan documents should allocate specific sites for a range of types and scales of waste management facilities giving priority to safeguarding and expanding appropriate sites with existing waste management use and acceptable transport arrangements.

The suitability of sites should be assessed against the following criteria: proximity to existing or major new or planned development; good transport connections with preference given to rail and water; compatible land uses; namely active mineral working sites; previous or existing industrial land use; contaminated or derelict land; land adjoining sewage treatment works; locally based environmental and amenity criteria.

In rural sub-areas, development plan documents should provide a network of suitable waste management facilities to serve local centres of population with more strategic facilities accessible to an appropriate catchment area. ...Development in the open countryside, including green belt and, exceptionally, the national park and Areas of Outstanding National Beauty should not be precluded where this is consistent with communities taking more responsibility for their own waste.

The need for the development locally stems from the introduction of the Landfill
Directive’s requirement for commerce and industry to pre-treat their waste before landfilled which comes into force on 30th October ’07 will drive up the requirement for facilities handling such waste.

The site is designed to process material from the applicant’s skip collection business, which are principally contracted to local developers and the construction industry. Targeting these areas complies with the proximity principle as identified in The Regional Waste Strategy.

Local Policy is presented in the Adopted Minerals and Waste Local Plan.

**Policy 1 Principles for Waste Development**
Permission will be granted for waste development which is consistent with:

- a clearly established need for the development to serve local and regional requirements for the management and disposal of waste;
- reduction in reliance on landflling;
- the minimisation of, and balance in, the movement of waste across waste planning authority boundaries, except where the development involves specialised provision and is consistent with regional selfsufficiency;
- minimising the transportation of waste from its source;
- the Best Practicable Environmental Option for the waste stream;
- the integration of waste management facilities;
- the minimisation of harm to the environment, human health, natural resources, local amenity and highway safety.

**Policy 4 Development of Local Waste Facilities**
Proposals for waste development to provide local facilities (those dealing with 50,000 tonnes or less per annum of non-hazardous waste) will be permitted if it can be demonstrated they will contribute to a sustainable waste management system for Northamptonshire. Such development should comply with one or more of the following:
- be located on existing or designated industrial land;
- be on derelict, despoiled or brownfield land or building;
- contribute to agricultural diversification or to rural regeneration;
- be a former or existing mineral working or waste management facility;
- be on a site linked to rail or water transport;
- be a part of and specifically serve one of the identified Strategic Development Areas at Daventry, Rothwell/Desborough, Towcester and Wellingborough East (or any other urban extension of over 1,000 dwellings).

Any proposal will require to demonstrate that it is part of the Best Practicable Environmental Option and identify the catchment area the development is proposed to serve.

**Policy 7 Design**
Proposals for waste development will need to be of a design that has regard to the visual appearance of the development in the context of the defining characteristics of the local area. Proposals should:
- complement the existing topography and vegetation;
- use materials and colouring appropriate to the location;
- incorporate landscape proposals as an integral part of the overall development of the site;
- use high quality, innovative designs where appropriate;
- maximise the conservation of energy;
- give consideration to the use of recycled materials where suitable.
2.2 Design criteria compliance

High quality design:

For detailed design elements see drawings GPP/JDL/CR/07/02 and GPP/JDL/CR/07/04. The principal structure on the site, the waste reception building, is designed to be in keeping with the existing structures. The entire site is surrounded by mature trees and planting, completely screening it from external views, and also limiting the distance any noise leaving the building may travel.

Water runoff from the building roof will be captured and stored in a water tank, where it will be retained for dust suppression and vehicle washing purposes.

Holistic design:

Continuing the existing building in the form of the extension proposed makes most efficient use of the space available on the site, and in continuing the style of building will blend the new development into the existing in a sympathetic manner. The provision of the building will allow a considerable amount of the site activity to be carried out under cover reducing the chances of noise or dust emission form the site.

Local distinctiveness:

The site will be surrounded entirely by mature trees which are already in situ, and will thus blend into the rural surroundings.

Environmental protection and enhancement:

This is covered in detail in Section 3.

Sustainable development:

The proposal is to carry out recycling of construction and demolition waste, facilitating diversion of material from landfill.

The site location, serving a local market as it does, minimises the distance that material from each has to travel. Being located close to the M1, M6 and A14 it has excellent access to the highway network for onward transportation of materials to their final use destinations.

As stated in the introduction, the majority of materials brought to the site will be recycled into materials for beneficial re-use on the sites from which they originated. Timber will be chipped for mulch, hardcore from broken bricks, concrete, mortar etc will be prepared for use in road construction and land profiling, bricks and blocks recovered for onward use.
Strategic site layout:

The site has designed in such a manner as to ensure that all potentially intrusive activities are to be conducted indoors, confining noise, dust and visual nuisance within the building.

High quality landscaping and boundary treatments:

High quality landscaping and boundary treatments are in place already, and therefore no additional input is required.

Effective buffers:

The site is surrounded by large trees which will screen the site visually, and reduce the potential for noise and dust emission beyond the boundaries.

Lighting:

There will be no requirement for overnight lighting, though the yard will be lit with spotlights mounted on the eaves of the reception building to facilitate working in the dark months up to the time of closing.

Site access:

No changes to the existing access will be made under these proposals. There is a metalled access providing a solid surface for vehicles to gain access to the site. No general public access will be permitted to the site.

Sustainable transport:

The nature of the waste inputs is such that there is no opportunity to use transport other than lorries, though by locating the site in this position, it will minimise the distance waste has to travel from the various surrounding sources to reach the site. Provision will be made for staff to leave bicycles securely at the site.

Integrated development:

In this case the integration sought is with the surroundings; the mature landscaping around the site blends it well with the adjoining nursery and the woodland planting surrounding the nursery to its northern boundary.

Public safety:

See above and section 4.
3. ASSESSMENT OF ENVIRONMENTAL EFFECTS BY TOPIC

3.1 Landscape and visual impacts.

A field study of the site and its surroundings has determined that the site is not overlooked by any of the neighbouring buildings or land, being surrounded on all sides by established planting. The proposed extension to the existing building continues the existing ridgeline, and is no more visible.

3.2 Air emissions

The proposed operation is to be constructed in a manner calculated to reduce the possibility of dust emission to a minimum. The reception and sorting of waste are all conducted inside the enclosed building, and the very nature of the materials to be handled is such that there is no risk of odour.

There is a risk of dust generation which could affect the nursery and stables, the nearby sensitive receptors. Crushing of inert waste and chipping wood generates dust and during dry weather dust is created by movement around the yard and windblow off stockpiles. Detailed measures to minimise dust will be employed as follows;

- Crushing to be carried out in the northern part of the yard, where trees will screen the nursery.
- The yard will be kept clean and will be damped down using a water bowser to be kept on site.
- Stockpiles will be sprayed with water to prevent dust.

The risk of dust problems at the nursery and stables is limited by their location upwind in relation to the prevailing wind direction. In the event of problems a windsock could be fitted and dusty operations only when the wind is blowing away from the nursery and stables.

3.3 Noise

The development proposed will create no additional noise beyond that associated with the existing composting and aggregates recycling activities. Materials will be brought onto the site by waste vehicles and will be emptied directly into the building and then once on the site will be manipulated by hand or bucket loader. All processing will be carried out in the building, which will prevent the escape of noise from the site.

3.4 Ecology

The site comprises an area of disturbed ground, surfaced principally with hardcore, and as such supports no ecological interest.

3.5 Archaeology

There is no known archaeology on site.
3.6 Soils

No additional land will be used beyond that which is currently used as hardcore covered yard space.

3.7 Surface and groundwater

The site is not located on a Groundwater Protection Zone. Only clean materials will be stored outside so there will be no opportunity for contamination of runoff. The surface run off rate will be reduced by the erection of the building extension as the water falling on the roof, which previously would have soaked directly into the ground, will all be contained in a large tank.

3.8 Flood Risk Assessment

The site is not located in an area that is at risk of flooding.

The introduction of the building with its roof water capture tank will, as stated above, reduce the run off rate.

A Flood Risk Assessment compliant with the requirements of PPS25 is included in Appendix 2.

3.9 Highway and traffic impacts

There is an existing access to the site which has excellent visibility onto Yelvertoft road.

The operations will result in, on average, 4 skips entering and leaving the site each day, in addition to up to 5 cars entering and leaving the site.

Vehicles leaving the site will not have mud on their wheels, as all movements will take place on concreted or hardcore surfaces.

Yelvertoft road is part of the national cycle network, but as the road is generally straight, and given the minimal numbers of proposed vehicle movements, it is not considered that there will be any detriment to the safety of the cycle users.

Similarly, it is recognised that the route passes through the village of Crick, but again, it is considered that by using the route marked on the traffic routing map, and in view of an average of 4 skips lorries per day (either 7.5 tonne vehicles of which the applicant operates two, or 18 tonne vehicles of which they operate one), and minimal staff traffic, it is not considered that any adverse affects impacts will be felt by residents or road users.

A plan showing the proposed lorry routes is provided GPP/JDL/CR/07/03.
3.10 Lighting

There will be no requirement for overnight lighting, though the yard will be lit with spotlights mounted on the eaves of the reception building to facilitate working in the dark months up to the time of closing. There will be no significant light escape from the site during operating hours as the site is surrounded by trees, and the lights will not be in use after closing time.

3.11 Contaminated Land

The ground has not been put to any use likely to cause contamination as it has served as a nursery, and more recently parking and storage.

4. DESIGN AND ACCESS STATEMENT

4.1 Use of Site

The existing activities at the site are described in Sections 1 and 2 of this Supporting Statement.

4.2 Amount

The proposal is to handle up to a maximum of 10,000 tonnes per annum of construction and demolition waste. This will involve the building of waste reception and processing building, of dimensions 48m x 9m, 4.5m to eaves, and 5.5m to ridgeline, continuing the existing ridgeline. The building will house a 3m x 9m office internally.

4.3 Layout

For the detailed site layout plan see plan GPP/JDL/CR/07/02

The arrangement of the site has been developed with a view to minimising the impact of recycling activities on the neighbouring nursery and stables, and the surrounding countryside. The site is surrounded by mature planting to all sides. All waste sorting will be carried out in the waste reception building which is aligned broadly north south on the eastern side of the site. On the northern face of the building a large tank (already on site) of 5m diameter will be positioned to accept rainfall runoff from the roof. The yard outside, and broadly on the north western part of the site, will be used for product storage, and for chipping timber and crushing inert waste.

4.4 Scale

The site as a whole covers 2000 m² or 0.5 acres. The waste reception building will be of a small scale single storey agricultural building at 48x9m, with the eaves being 4.5m and a ridgeline of 5.5m. The elevations are shown in drawing GPP/JDL/07/04.
The tank for storage of rainwater runoff from the roof will be 5m in diameter and 2m in height. The yard will provide approximately 1500m² of outside space. The access is of 5m width, with the yard approximately 110m from the road.

4.5 Landscaping

The site is already surrounded by a mature tree planting scheme on all sides, as is the access. Therefore it is not considered that further landscaping is necessary. See Appendix 1 for photographs.

4.6 Appearance

The waste reception building will be constructed as an extension to the existing building, continuing the materials used. For elevations see GPP/JDL/CR/07/04 and photographs see Appendix 1. Externally there are no views available into the site due to the extensive planting already in place.

4.7 Access

The site has access on to the strategic highway network (M1/A428) via a short stretch of Yelvertoft Road and via Crick. Visibility from the site onto Yelvertoft Road is excellent.

No access for members of the public to the site is to be provided as the waste handling is to be solely materials brought in by the operator and will only leave the site on the operator’s vehicles.

Provision has been made for parking for the site staff, and a secure storage for bicycles will be provided.
5 CONCLUSIONS

The site proposed for the Waste Transfer and Materials Recycling Facility is ideally situated to serve the needs of the operator to recycle materials from construction sites in Northampton, Daventry, Rugby and their surroundings in the rural districts in that area in accordance with the Proximity Principle.

The facility will support the Council’s stated need to increase the rate of recycling in the County, and divert quantities of waste away from landfill. In addition the facility will support the introduction of the requirement (drawn from the Landfill Directive) for commercial and industrial waste to be pre-treated before landfilling is permitted.

The site layout and use of the waste reception building for all sorting activities are designed to minimise the impact of the operation upon its surroundings, while facilitating the efficient operation of the site. Measures will be taken to minimise dust from the site to avoid creating a nuisance to the adjacent nursery and stables.

Whilst the location is in a countryside setting, the operation is to be of a very small scale, and will have little or no impact on its immediate neighbours. Noise and dust will be contained by operating within the building, and the site is not visible from beyond the boundaries due to the extensive mature planting.
Appendix 1

Site Photographs

Site access

Utility bucket loader with crusher attachment
Building to be extended.

Neighbouring nursery

Tank for retention of roof runoff
Aerial View of Site.
1 Development description and location

Development type and location

The development comprises an extension to an existing building to provide an enclosed space in which to carry out waste transfer and materials recycling.

A detailed description of the development and its location is included in the planning application submission, which contains a site location plan, site plan and proposed layout plans; this FRA should be read alongside these documents.

Flood vulnerability classification

In Table D2 of PPS25, waste treatment sites are classed as ‘Less Vulnerable’.

Compliance with the Local Development Documents

Compliance with policy on waste developments is set out in the Supporting Statement that accompanies the planning application; therefore the FRA should be read alongside this document.

Evidence that the Sequential Test or Exception Test has been applied in the selection of this site for this development type

There is no requirement to carry out the ‘Sequential Test’ as the site is in Zone 1, which is the Zone in which the Environment Agency encourages all development to take place.

There is no requirement to carry out an ‘Exception Test'; reference Table D3 of PPS25 shows that for the combination of the classification of the site use as ‘Less Vulnerable’ and its location in a Zone 1 area such a test is not needed.
2. Definition of the flood hazard

Identification of sources of flooding that could affect the site

There are no sources of flooding that could affect this site. The nearest water body to the site is the stream some 170m to the north and 3m below the site, and beyond that the canal 300m north east.

For each identified source, a description of how flooding would occur, with reference to any historic records wherever these are available.

Not applicable.

Description of existing surface water drainage arrangements for the site

The majority of the site is surfaced in hardcore allowing water to percolate through.

3. Probability

Flood zone location

The site is situated in Flood Zone 1; the zone identified as at least risk of flooding.

Strategic Flood Risk Assessment.

No Strategic Flood Risk Assessment has been carried out for this site as it is not part of an area that is at risk of flooding.

Probability of the site flooding

There is no probability of the site flooding, as it lies over 170m away from the stream to the north and 3m above it, and the flood plain (as shown on the Environment Agency’s web site) of the stream stops over 170m to the north.

Existing rates and volumes of run-off generated by the site

The site is currently surfaced with hardcore, and will remain so under the new development. However the construction of the building, 48m by 9m, will reduce the area currently available for surface run off by 432m² as the roof of the building is to be drained to the tank shown in Appendix 1 of the Supporting Statement, 5.5m in diameter, and 6m deep.

4. Climate change

Affect on flood risk at the site by climate change.

Paragraph B10 of PPS 25 states that “Sensitivity testing of the Flood Map produced by the Environment Agency, using the 20 per cent from 2025 to 2115 allowance for peak flows, suggests that changes in the extent of inundation are negligible in well-
defined floodplains, but can be dramatic in very flat areas.”

As the site is not in a well-defined floodplain the affect on the site will be negligible.

Additional run-off from the building roof due to any increased rainfall, if such an eventuality arises, can be accommodated easily by the water storage tank.

5. Detailed development proposals

Details of the development layout.

The details of the proposals are shown on the plans included with the planning application; this FRA should be read alongside these documents.

Where appropriate, demonstrate how land-uses most sensitive to flood damage have been placed in areas within the site that are at least risk of flooding.

None of the site is at risk of any flooding, therefore no consideration has been given in the site layout to this issue.

6. Flood risk management measures

Protection measures to manage flooding, including the potential impacts of climate change, over the development’s lifetime.

These are not necessary, as the site is not at risk of flooding. Also, see 7 below.

7. Off site impacts

Measures to ensure that the proposed development and the measures to protect the site from flooding do not increase flood risk elsewhere.

Water from all building roofs will be directed to the water storage tank which has a significantly greater capacity than the run-off generated by the roof. Based on the 100 year storm rainfall the following calculation applies;

Roof area = 48m x 9m = 432.0m²

100 year storm rainfall = 0.12m³ of storage requirement per 1m² of impermeable surface

Climate Change = allow +20%

Storage requirement = Roof area x [0.12 x 1.2 (for climate change)]

Storage Requirement = 432m² x (0.12 x 1.2) = 62.208m³ = 62,208L

Tank = 5.5m dia by 3m height. = 71.24m³ volume = 71,240 liters capacity

Therefore the capacity of the tank exceeds the run-off from the roof even during a
100-year rainfall event.

Measure to prevent run-off from the completed development causing an impact elsewhere

See above.

8. Residual risks

Residual flood-related risks after implementation of the measures to protect the site from flooding

There will be no flood-related risks.

Management of residual risks over the lifetime of the development

Not applicable.