Development Control
Gloucester City Council
PO Box 3252, Gloucester, GL1 9FW
01452 396396
development.control@gloucester.gov.uk
www.gloucester.gov.uk/planning

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Access Park (Former Interbrew Site)

Address Line 1

Eastern Avenue

Address Line 2

Address Line 3

Town/city

Gloucester

Postcode

GL4 6SW

Description of site location must be completed if postcode is not known:

Easting (x)

384967

Northing (y)

217938

Description

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Maltby

Company Name

Venus Logistics PropCo Ltd

Address

Address line 1

22 Grenville Street

Address line 2

Address line 3

Town/City

St. 2 Helier

Country

Jersey

Postcode

JE4 8PX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Roland

Surname

Lee

Company Name

Hale Architecture Limited

Address

Address line 1

22c Leathermarket Street

Address line 2

Address line 3

Town/City

London

Country

Postcode

SE1 3HP

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Development of site to create fourteen industrial units having Planning Use Class E(g) (iii), B2 & B8 uses with ancillary offices, plus trade counter uses for Units 9 to 14, carparking, service areas and soft landscaping along with highways works to Chancel Close

Reference number

22/00014/FUL

Date of decision (date must be pre-application submission)

22/08/2022

Please state the condition number(s) to which this application relates

Condition number(s)

22

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Site location plan ref 21078/PL1001 Rev00
Proposed Site Plan ref 21078/PL1003 Rev07
IL consult drawing ref 21-038-CAN-D01 T2
IL Consult drawing ref 21-038-CAN-D02 T2
IL Consult Drawing ref 21-038-CAN Pollution Mitigation Plan

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

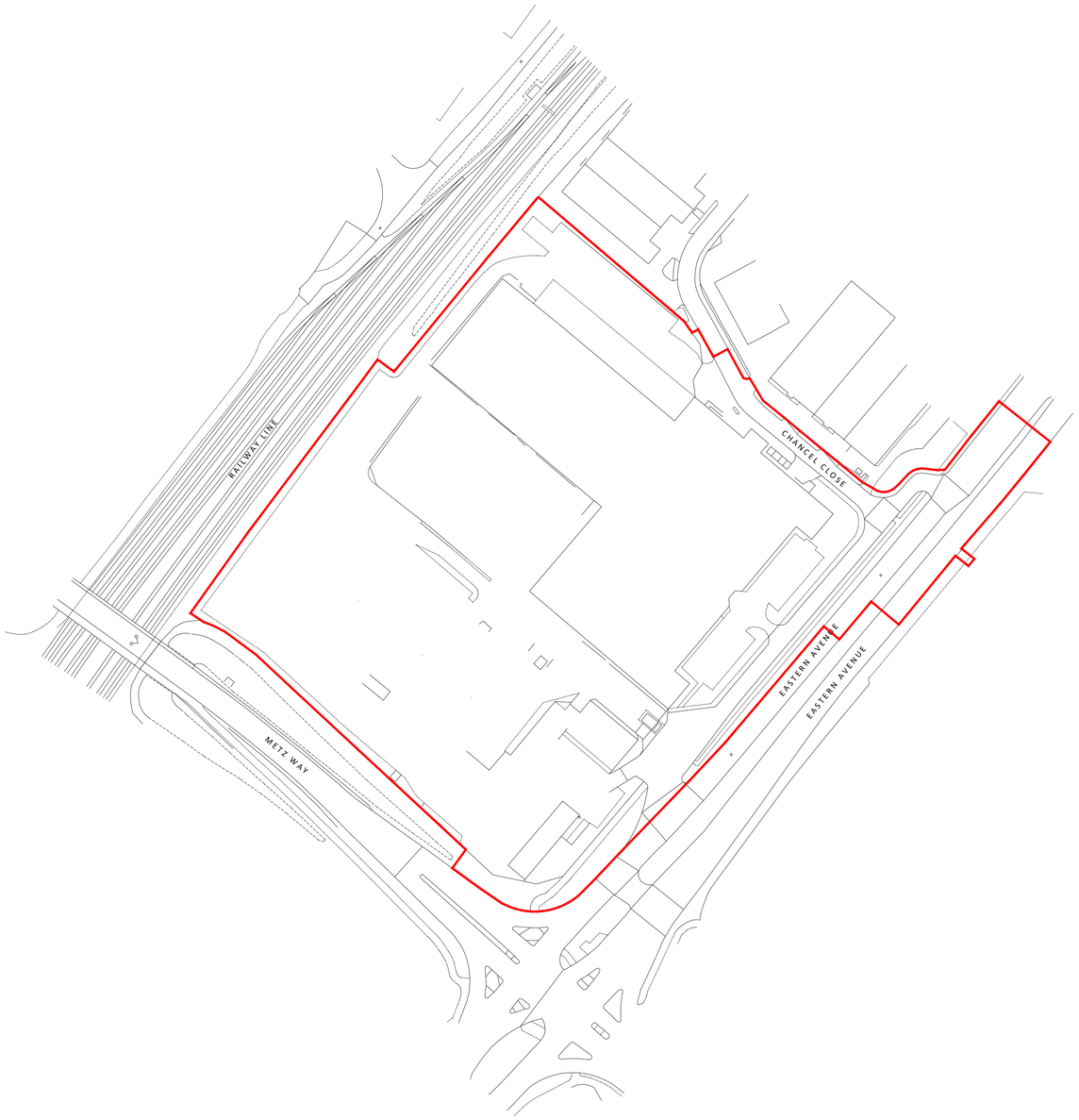
- [x] I / We agree to the outlined declaration

Signed

Roland Lee

Date

05/10/2022



Disclaimer:
Information Subject to Measured Survey

Notes:

KEY

PLANNING APPLICATION SITE BOUNDARY
(Approx 53,142 m² / 13.13 acres)

N

0 10 20 50m
Scale bar - 1:1250m

Rev:	Notes:	Date:	Dwn:	Iss:
00	Planning Issue	30.11.21	HT	HA
DR	DR Issue	17.11.21	HT	HA

Suitability Code:

Client:
CANMOOR

hale
ARCHITECTURE
22c Leathermarket Street, London, SE1 3HP

Project:
Access Park, Gloucester

Drawing Title:
Site Location Plan

Project No:	Scale @ A1 / A3	Revision:
21078	1:1250 / 1:2500	00

Drawing No:
21078-PL1001

RAILWAY LINE

METZ WAY

UNIT 2
93,530ft²

UNIT 1
70,200ft²

UNIT 3
40,150ft²

UNIT 4
6,100ft²

UNIT 5
5,170ft²

UNIT 6
3,660ft²

UNIT 7
4,620ft²

UNIT 8
6,290ft²

UNIT 9
2,875ft²

UNIT 10
3,915ft²

UNIT 11
3,925ft²

UNIT 12
3,925ft²

UNIT13
3,915ft²

UNIT 14
2,875ft²

45m
37m
14.5m
7m
12.5m

CHANCEL CLOSE

EASTERN AVENUE

EASTERN AVENUE

RELEVANT ADOPTED HIGHWAY LAND BOUNDARY UNDER S247/248 (TBC)

RELEVANT ADOPTED HIGHWAY LAND BOUNDARY

VISIBILITY SPLAY EASEMENT

KEY

- R Recycling & Refuse
- SS Substation
- 1 Cycle Storage (Sheffield Stands)
- 2 Motorbike Parking Bay
- Unit Entrance
- Proposed Fence Line - 2.4m high Paladin
- Existing Fence Line
- Unit Office Area

N

0 5 10 15 20 25

Scale bar - 1:500m

Disclaimer:
Information Subject to Measured Survey

Notes:

KEY

- PLANNING APPLICATION SITE BOUNDARY (Approx 53,142 m² / 13.13 acres)
- RELEVANT ADOPTED HIGHWAY LAND AND BOUNDARY (WITHIN OWNERSHIP)
- VISIBILITY SPLAY EASEMENT
- RELEVANT BOUNDARY UNDER S247/248 (TBC)

AREA SCHEDULE(GIA)

UNIT 1 (GIA)	**70,200 ft²**
Warehouse (Incl. office Undercroft)	64,600 ft²
Office (FF Only)	2,700 ft²
Office (SF Only)	2,900 ft²
Car parking spaces	*44*
UNIT 2 (GIA)	**93,530 ft²**
Warehouse (Incl. office Undercroft)	86,450 ft²
Office (FF Only)	3,430 ft²
Office (SF Only)	3,650 ft²
Car parking spaces	*77*
UNIT 3 (GIA)	**40,150 ft²**
Warehouse (Incl. office Undercroft)	36,375 ft²
Office (FF Only)	3,775 ft²
Car parking spaces	*31*
UNIT 4 (GIA)	**6,100 ft²**
Warehouse (Incl. office Undercroft)	5,050 ft²
Office (FF Only)	1,050 ft²
Car parking spaces	*6*
UNIT 5 (GIA)	**5,170 ft²**
Warehouse (Incl. office Undercroft)	4,330 ft²
Office (FF Only)	840 ft²
Car parking spaces	*5*
UNIT 6 (GIA)	**3,660 ft²**
Warehouse (Incl. office Undercroft)	3,160 ft²
Office (FF Only)	500 ft²
Car parking spaces	*3*
UNIT 7 (GIA)	**4,620 ft²**
Warehouse (Incl. office Undercroft)	3,900 ft²
Office (FF Only)	720 ft²
Car parking spaces	*4*
UNIT 8 (GIA)	**6,290 ft²**
Warehouse (Incl. office Undercroft)	5,195 ft²
Office (FF Only)	1,095 ft²
Car parking spaces	*6*
UNIT 9 (GIA)	**2,875 ft²**
Warehouse (Incl. office Undercroft)	2,875 ft²
Car parking spaces	*3*
UNIT 10 (GIA)	**3,915 ft²**
Warehouse (Incl. office Undercroft)	3,915 ft²
Car parking spaces	*3*
UNIT 11 (GIA)	**3,925 ft²**
Warehouse (Incl. office Undercroft)	3,925 ft²
Car parking spaces	*3*
UNIT 12 (GIA)	**3,925 ft²**
Warehouse (Incl. office Undercroft)	3,925 ft²
Car parking spaces	*3*
UNIT 13 (GIA)	**3,915 ft²**
Warehouse (Incl. office Undercroft)	3,915 ft²
Car parking spaces	*3*
UNIT 14 (GIA)	**2,875 ft²**
Warehouse (Incl. office Undercroft)	2,875 ft²
Car parking spaces	*3*
TOTAL GIA	251,150ft²
Total Car Parking	*194*

Rev:	Notes:	Date:	Dwn:	Iss:
07	Number of bicycle spaces rationalized in line with LPA & BREEAM requirements & Landscaping updated	04.05.22	PS	HA
06	Increase to landscaping	03.05.22	HT	HA
05	Site layout adjusted to amended levels.	28.03.22	PS	MM
04	Amendments to unit cores	12.12.21	HT	HA
03	Update U9 to 14	30.11.21	HT	HA
02	Unit GA, U1&2 move for trees, U4to8 pavement, Unit 3 pavement	23.11.21	HT	HA
01	Update to Unit 2	15.11.21	HT	HA
00	Site access updated	15.11.21	HT	HA
DR	DR Issue	04.11.21	HT	HA

Suitability Code:

Client:
CANMOOR

hale
ARCHITECTURE
22c Leathermarket Street, London, SE1 3HP

Project:
Access Park, Gloucester

Drawing Title:
Proposed Site Plan

Project No:	Scale @ A1 / A3	Revision:
21078	1:500 / 1:1000	07

Drawing No:
21078-PL1003

The site consists of an industrial unit with associated parking, soft landscaping and HGV turning areas.

Pollution hazard indices are listed below for proposed land use.
Reference is made to **Table 26.2 from CIRIA SuDS manual** to ascertain the pollution hazard indices for the site.

Table 1.1 Extract of Table 26.2 from CIRIA SuDS manual

Land Use	Pollution Hazard Level	Total suspended solids (TSS)	Metals	Hydro-carbons
Industrial roof	Low	0.3	0.2	0.05
Commercial yard and delivery areas, non-residential car parking	Medium	0.7	0.6	0.7

SuDS solutions used site are listed below.
Reference is made to **Table 26.3 from CIRIA SuDS manual** to obtain the SuDS mitigation indices for proposed SuDS incorporated in the design.

Table 1.2 Pollution Mitigation Indices

Type of SuDS component	Total suspended solids (TSS)	Metals	Hydro-carbons
Industrial roof			
Downstream Defender	0.5	0.4	0.8
Greater than pollution hazard level for these areas – ok!			
Commercial yard & delivery areas, car parking			
Petrol Interceptor	0.8	0.6	0.9
Greater than pollution hazard level for these areas – ok!			

The totals for the proposed SuDS solutions are higher than the pollution hazard, therefore the SuDS proposed meet the requirements to act as satisfactory pollution control.

LINEAR DRAINAGE CHANNEL (LDC) SCHEDULE.

CHANNELS TO BE DESIGNED BY SPECIALIST BASED ON 50mm/hr RAINFALL INTENSITY, A 5yr RETURN PERIOD AND THE FOLLOWING PARAMETERS:

CHANNEL REFERENCE	LOCATION	AREA DRAINED	LENGTH	GROUND LEVEL BOX	OUTLET	PIPE	DUTY	PREFERENCE
A	SERVICE YARD	$1830m^2$	27.20m	23.665	2NO.	225Ø	D400	SLOT
B	ACCESS ROAD	$157m^2$	13.00m	23.896/23.853	1NO. END	150Ø	D400	KERB DRAIN
C	SERVICE YARD	$1313m^2$	32.10m	23.565/23.575	2NO.	225Ø	D400	SLOT
D	DOCK	$685m^2$	30.80m	23.067	1NO.	225Ø	D400	SLOT
E	DOCK	$864m^2$	39.00m	23.067	1NO.	225Ø	D400	SLOT
F	ACCESS ROAD	$3777m^2$	94.00m	23.179/23.273	4NO.	225Ø	D400	GRATED
G	ACCESS ROAD	$166m^2$	15.20m	21.548/21.767	1NO. END	150Ø	D400	GRATED
H	ACCESS ROAD	$234m^2$	7.60m	22.325/22.379	1NO. END	150Ø	D400	GRATED
I	CAR PARK	$87m^2$	17.50m	23.021	1NO. END	150Ø	D400	KERB DRAIN
J	CAR PARK	$938m^2$	27.90m	23.197/23.250	1NO.	225Ø	C250	GRATED
K	CAR PARK/YARD	703	9.00m	23.300	1NO. END	225Ø	D400	SLOT
L	ACCESS ROAD	$299m^2$	7.30m	23.012/23.032	1NO. END	150Ø	D400	GRATED
M	SERVICE YARD	$85m^2$	10.80m	24.255/24.127	1NO. END	150Ø	D400	SLOT
N	FOOTPATH	$148m^2$	10.80m	24.255/24.127	1NO. END	150Ø	D400	SLOT

NUMBER & SPACING OF ACCESS BOXES TO BE SPECIFIED BY SUPPLIER OUTLET BOXES TO BE SILT TRAP DEEP HEAVY DUTY. OUTFALL BOXES TO HAVE SUMP AS FIRST STAGE OF TREATMENT

PETROL INTERCEPTOR 1 (PI)

CONTRACTOR TO OBTAIN DESIGN/QUOTE FROM SUPPLIER BASED ON FOLLOWING PARAMETERS

	PETROL INTERCEPTOR - 1
AREA DRAINED	$10,348m^2$
IL IN	Ø675 @ 20.280m
IL OUT	Ø675 @ 20.230m

ALLOW FOR CONCRETE SURROUND, POWER SUPPLY, CONTROL PANEL, VENTING AND HIGH LEVEL ALARM.

HYDROBRAKE - 1 (HB)

OUTLET PIPE TO HB1 CHAMBER TO HAVE A COMPLEX CONTROL (2 NO. HYDROBRAKE FLOW REGULATORS BY HYDRO INT OR SIMILAR APPROVED) TO LIMIT FLOW TO 26.4 l/s (1:1 YEAR) AND 47.9 l/s (1:100 YEAR + 40% CC)

HYDROBRAKE:
- AT IL 20.187 WITH DESIGN HEAD OF 1.182m LIMITING TO 26.4 l/s.
- AT IL 20.537 WITH DESIGN HEAD OF 0.832m LIMITING TO 21.5 l/s.

FINAL DIAMETER OF MANHOLE CHAMBER AND ANY ADDITIONAL SUMP REQUIREMENT TO BE CONFIRMED BY FLOW REGULATOR SPECIALIST.

ATTENUATION TANK - 1

CONTRACTOR TO OBTAIN DESIGN/QUOTE FROM SUPPLIER BASED ON FOLLOWING PARAMETERS

AREA DRAINED	$25,799m^2$
SIZE	$1,255m^2$ x 1.0m ($1,255m^3$)
GROUND LEVEL	23.670m-23.293m
TANK TOP	21.200m
TANK BASE	20.200m

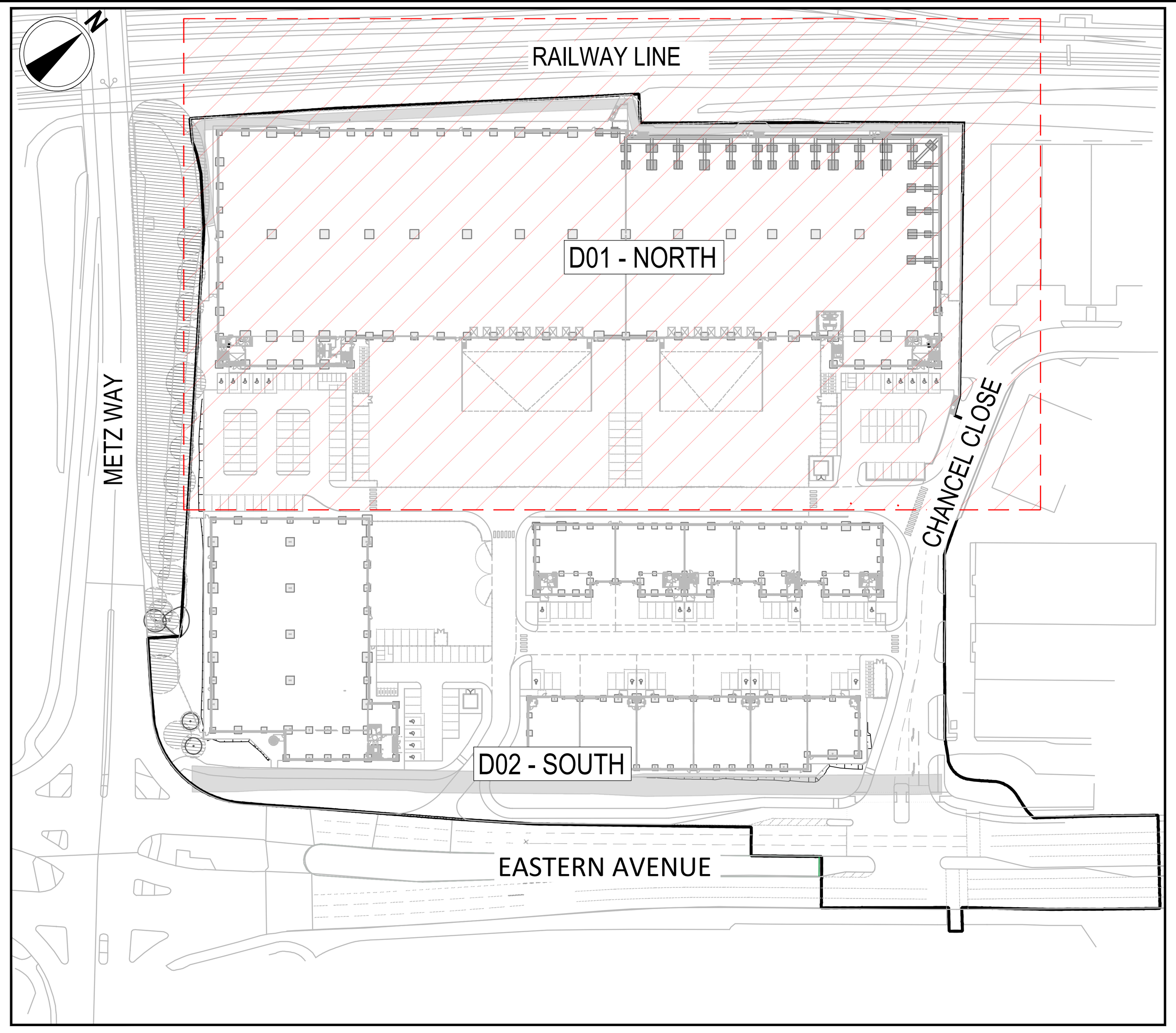
ALLOW FOR VENTING, BEDDING & SURROUND, MEMBRANE WITH WELDED JOINTS.
ALL CONNECTIONS INTO TANKS TO BE VIA MANIFOLD/REDUCERS TO SUIT MIN. 150 PIPE CONNECTION.

DOWNSTREAM DEFENDER (DD)

	DD1
CHAMBER CL	21.841m
CHAMBER IL	19.852m
MAX DESIGN FLOW	74.9l/s

LEGEND

- EXISTING PUBLIC FOUL WATER SEWER
- EXISTING PRIVATE FOUL WATER PIPE
- NEW FOUL WATER PIPE
- IC 0.45 — NEW FOUL WATER INSPECTION CHAMBER
- F000 1.20 — NEW FOUL WATER MANHOLE
- EXISTING PUBLIC STORM WATER SEWER
- EXISTING PRIVATE STORM WATER PIPE
- NEW STORM WATER PIPE
- S000 0.45 — NEW STORM WATER INSPECTION CHAMBER
- S000 1.20 — NEW STORM WATER MANHOLE
- S000 1.20 CP — NEW STORM WATER CATCHPIT MANHOLE
- S000 1.20 VC — NEW STORM WATER MANHOLE WITH VENTED COVER
- HB — NEW HYDROBRAKE
- fp — FOUL WATER POP UP
- SyDp — SYPHONIC DOWN PIPE
- PI — PETROL INTERCEPTOR
- GU — GULLY
- RA/OB — LINEAR DRAINAGE CHANNEL
- RA/OB — KERB CHANNEL
- PROPOSED ATTENUATION STORAGE
- EASEMENT
- DD — DOWNSTREAM DEFENDER
- SITE BOUNDARY



DRAINAGE

1. REFER TO CIVIL AND STRUCTURAL SPECIFICATION REPORT - PART R.
2. CONTRACTOR SHOULD ENSURE THE LOCAL PLANNING AUTHORITY HAVE APPROVED THE DRAINAGE PROPOSALS PRIOR TO ORDERING MATERIAL OR INSTALLATION.

HYDRAULIC DESIGN:

3. THE SURFACE WATER NETWORK, FLOW CONTROL AND ATTENUATION HAS BEEN DESIGNED USING MICRODRAINAGE SOFTWARE WITH FSR RAINFALL DATA.

STRATEGY:

4. THE NEW DEVELOPMENT SHALL BE RESTRICTED TO 41.5l/s FOR 1 YEAR STORM AND 74.9l/s FOR STORMS UP TO AND INCLUDING 1 IN 100YEAR+ 40%CC. THIS IS BASED ON QBAR URBAN RATE AND Q100 URBAN RATE CALCULATED USING ICP SUDS SUBJECT TO LLFA APPROVAL.

FINAL DRAINAGE CONNECTIONS:

5. WHERE THIRD PARTY APPROVAL IS REQUIRED THESE ARE NOTED AGAINST EACH DISCHARGE POINT ON THE DRAWING.
6. NO CONNECTION OR DISCHARGE SHOULD BE MADE UNTIL APPROVAL HAS BEEN RECEIVED. CHECK STATUS OF APPLICATION WITH ENGINEER.
7. CONTRACTOR SHOULD INVESTIGATE AND INSTALL FINAL DRAINAGE CONNECTIONS PRIOR TO INSTALLING ANY UPSTREAM DRAINAGE TO AVOID POTENTIAL LEVEL ISSUES.
8. EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER, THE CONTRACTOR IS ADVISED TO CHECK ACTUAL CONDITIONS. I.E. THE LOCATION, ACCESSIBILITY, UNDERGROUND ROUTE, LEVELS, SIZES, CONDITION OF EXISTING SEWERS TO BE RE-USED AND/OR CONNECTED INTO.

GENERALLY:

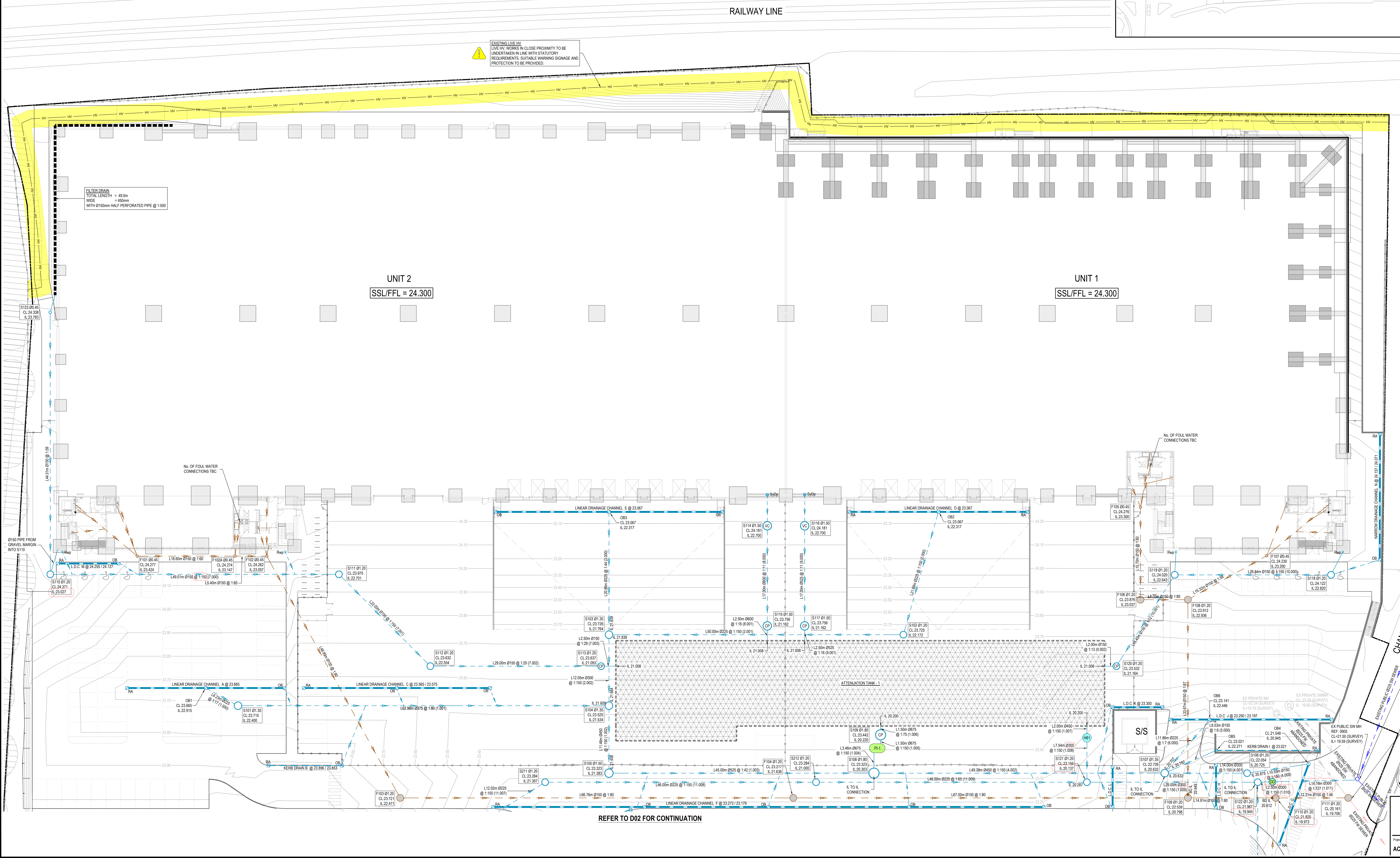
9. DO NOT SCALE FROM THIS DRAWING, WORK TO DIMENSIONS OR CO-ORDINATES PROVIDED.
10. REPORT CONFLICTS TO ENGINEER IMMEDIATELY.
11. EVERY EFFORT HAS BEEN MADE TO ASCERTAIN TYPE, LOCATION AND DEPTH OF BURIED SERVICES AND/OR OBSTRUCTIONS. HOWEVER, THE CONTRACTOR IS ADVISED TO CARRY OUT OWN INVESTIGATIONS TO ENSURE THERE ARE NO CLASHES WITH THE PROPOSED WORKS.
12. CONTRACTOR IS RESPONSIBLE FOR PROTECTING RETAINED SERVICES AND MAKING CONTACT WITH OWNERS OF APPARATUS TO OBTAIN NECESSARY CONSENT FOR EXCAVATION, PROTECTION AND/OR DIVERTING.
13. BURIED OBSTRUCTIONS ENCOUNTERED DURING EXCAVATION THAT CONFLICT WITH PROPOSED WORKS SHOULD BE BROKEN OUT AND REMOVED. RESIDUAL VOIDS TO BE BACKFILLED AND COMPACTED AS PER SPECIFICATION.

NEW DRAINAGE:

14. INTERNAL FOUL POINTS ARE LOCATED AND SET OUT BY THE ARCHITECT.
15. TRADITIONAL RAINWATER DOWNPIPES ARE PROVIDED BY THE CLADDING CONTRACTOR AND COORDINATED WITH THE ARCHITECT.
16. PREFERRED LOCATIONS OF SIPHONIC DOWNPIPES ARE SHOWN AND ARE TO BE DESIGNED BY A SPECIALIST. THE WAREHOUSE SHOULD NOT DRAIN THROUGH OFFICE AREAS.
17. DESIGN ASSUMES THAT ALL WORKS ARE NOT TO BE ADOPTED.
18. GRADIENTS OF PIPES ARE AVERAGED. PIPE CONNECTIONS SHOULD BE INSTALLED TO THE STATED INVERT LEVELS.
19. COVER LEVELS OF THE MANHOLES ARE AVERAGED. COVER AND FRAME SHOULD BE SET TO SUIT FINISHED GROUND LEVELS.
20. ALL PIPEWORK WITHIN MANHOLES ARE TO BE LAID SOFFIT TO SOFFIT (U.N.O), INCLUDING BACKDROP PIPEWORK, WHERE THE RODDING ACCESS LEVEL IS SPECIFIED.
21. FLAT LATERAL CONNECTION TO BE 135° 'Y' JUNCTIONS (IE 45° OBLIQUE JUNCTIONS) RELATIVE TO MAIN RUN. TO BE USED ON FOUL OR SURFACE WATER RUNS. 90° OR $87\frac{1}{2}$° SQUARE JUNCTIONS SUITABLE FOR SURFACE WATER CONNECTIONS ONLY.
22. SADDLE CONNECTIONS TO LARGER PIPES SHOULD BE MADE SO THAT THE INVERT LEVEL OF THE SMALLER PIPE DOES NOT ADJOIN BELOW MID HEIGHT OF THE LARGER PIPE.
23. PIPES CROSSING WITHIN 200MM OF EACH OTHER ARE TO BE ISOLATED BY CONCRETE FOR A MINIMUM DISTANCE OF 1M BEYOND CROSSING POINT IN ALL DIRECTIONS.
24. A CCTV DRAINAGE SURVEY TO BE CARRIED OUT ON COMPLETION TO PROVE THE INTEGRITY OF THE AS-BUILT DRAINAGE SYSTEMS.

ANCILLARY ITEMS:

25. WHERE PROPOSED CONTRACTOR MUST PROVIDE PROPOSALS FOR SUPPLY OF LINEAR DRAINAGE CHANNELS, KERB DRAINS, INTERCEPTORS, ATTENUATION, PUMPS, HYDROBRAKE, FILTER UNITS.
26. WHERE PROPOSED ALLOWANCE SHOULD BE MADE FOR POWER SUPPLY TO INTERCEPTORS AND PUMPS AND FOR INSTALLING CONTROL PANELS.



STORM WATER DISCHARGE

- FORM A NEW Ø300 CONNECTION TO EXISTING SW MANHOLE. BREAK OUT AND REMOVE REDUNDANT UPSTREAM DRAINAGE.
- LOCATION AND LEVEL OF CONNECTION POINT BASED ON UNDERGROUND SURVEY REFER T0 3528_ACCESS PARK_UTILS (A0-L2) DATE 18/11/2021.
- OUTFALL TO BE TRACED AND SURVEYED TO MAIN SEWER, INVERT LEVEL OF CHAMBER TO BE CONFIRMED.
- S106 REQUIRED FOR DIRECT CONNECTION PRIOR TO MAKING CONNECTION.

FOUL WATER DISCHARGE

- FORM NEW MANHOLE ON EXISTING Ø225 FW PRIVATE NETWORK. BREAK OUT AND REMOVE REDUNDANT UPSTREAM DRAINAGE.
- LOCATION AND LEVEL OF CONNECTION POINT BASED ON UNDERGROUND SURVEY REFER T0 3528_ACCESS PARK_UTILS (A0-L2) DATE 18/11/2021.
- INVERT LEVEL OF AT POINT OF CONNECTION TO BE CONFIRMED
- S106 REQUIRED FOR INDIRECT CONNECTION PRIOR TO MAKING CONNECTION.

Rev.	Date	Description	Technician	Reviewer
T2	16.06.22	UPDATED TO SUIT HYDRAULIC CALCULATION, REVISION AS CLOUDED	RM	IL
T1	25.02.22	ISSUED FOR TENDER	NM	IL

I&L CONSULTING ltd.

E: projects@il-consultants.com

Drawing
PROPOSED DRAINAGE PLAN - NORTH
SHEET 1 OF 2

Project	Scale	Project Number	Drawing Number	Revision
ACCESS PARK, GLOUCESTER	1:250 @ A0	21-038-CAN	D01	T2

LINEAR DRAINAGE CHANNEL (LDC) SCHEDULE.

CHANNELS TO BE DESIGNED BY SPECIALIST BASED ON 50mm/hr RAINFALL INTENSITY, A 5yr RETURN PERIOD AND THE FOLLOWING PARAMETERS:

CHANNEL REFERENCE	LOCATION	AREA DRAINED	LENGTH	GROUND LEVEL BOX	OUTLET	PIPE	DUTY	PREFERENCE
O	ACCESS ROAD	550m²	59.00m	23.134/23.170	3NO.	1500	D400	KERB DRAIN
P	SERVICE YARD	1376m²	31.80m	23.340	2NO.	2250	D400	SLOT
Q	ACCESS ROAD	482m²	10.00m	23.315	2NO. END	1500	D400	GRATED
R	ACCESS ROAD	261m²	5.50m	22.776/22.779	1NO. END	1500	D400	GRATED
S	CAR PARK	406m²	27.00m	23.556/23.771	2NO. END	1500	D400	KERB DRAIN
T	ACCESS ROAD	527m²	7.50m	22.127/22.064	1NO. END	2250	D400	GRATED
U	SERVICE YARD	1813m²	83.00m	22.515	3NO.	2250	D400	SLOT
V	SERVICE YARD	1169m²	84.80m	22.682	2NO.	2250	D400	SLOT

NUMBER & SPACING OF ACCESS BOXES TO BE SPECIFIED BY SUPPLIER OUTLET BOXES TO BE SILT TRAP DEEP HEAVY DUTY. OUTFALL BOXES TO HAVE SUMP AS FIRST STAGE OF TREATMENT

PETROL INTERCEPTOR - 2 & 3 (PI)

CONTRACTOR TO OBTAIN DESIGN/QUOTE FROM SUPPLIER BASED ON FOLLOWING PARAMETERS

	PETROL INTERCEPTOR-2	PETROL INTERCEPTOR-3
AREA DRAINED	3,076m²	3,507m²
IL IN	Ø450 @ 21.545m	Ø375 @ 20.673m
IL OUT	Ø450 @ 21.495m	Ø375 @ 20.623m

ALLOW FOR CONCRETE SURROUND, POWER SUPPLY, CONTROL PANEL, VENTING AND HIGH LEVEL ALARM.

ATTENUATION TANK - 2 & 3

CONTRACTOR TO OBTAIN DESIGN/QUOTE FROM SUPPLIER BASED ON FOLLOWING PARAMETERS

	ATTENUATION TANK-2	ATTENUATION TANK-3
AREA DRAINED	6,590m²	7,820m²
SIZE	35.0 x 7.0 x 1.2m (298m³)	39.0 x 7.5 x 1.2m (351m³)
GROUND LEVEL	23.738-23.510m	22.727-22.500m
TANK TOP	22.600m	21.500m
TANK BASE	21.400m	20.300m

ALLOW FOR VENTING, BEDDING & SURROUND, MEMBRANE WITH WELDED JOINTS.
ALL CONNECTIONS INTO TANKS TO BE VIA MANIFOLD/REDUCERS TO SUIT MIN. 150 PIPE CONNECTION.

HYDROBRAKE - 2 (HB)
OUTLET PIPE TO HB2 CHAMBER TO HAVE A COMPLEX CONTROL (2 NO. HYDROBRAKE FLOW REGULATORS BY HYDRO INT OR SIMILAR APPROVED) TO LIMIT FLOW TO 6.9 l/s (1:1 YEAR) AND 12.0 l/s (1:100 YEAR + 40% CC)

HYDROBRAKE:
- AT IL 21.387 WITH DESIGN HEAD OF 1.216m LIMITING TO 6.9 l/s.
- AT IL 21.887 WITH DESIGN HEAD OF 0.716m LIMITING TO 5.1 l/s.

FINAL DIAMETER OF MANHOLE CHAMBER AND ANY ADDITIONAL SUMP REQUIREMENT TO BE CONFIRMED BY FLOW REGULATOR SPECIALIST.

HYDROBRAKE - 3 (HB)
OUTLET PIPE TO HB3 CHAMBER TO HAVE A COMPLEX CONTROL (2 NO. HYDROBRAKE FLOW REGULATORS BY HYDRO INT OR SIMILAR APPROVED) TO LIMIT FLOW TO 8.2 l/s (1:1 YEAR) AND 15.0 l/s (1:100 YEAR + 40% CC)

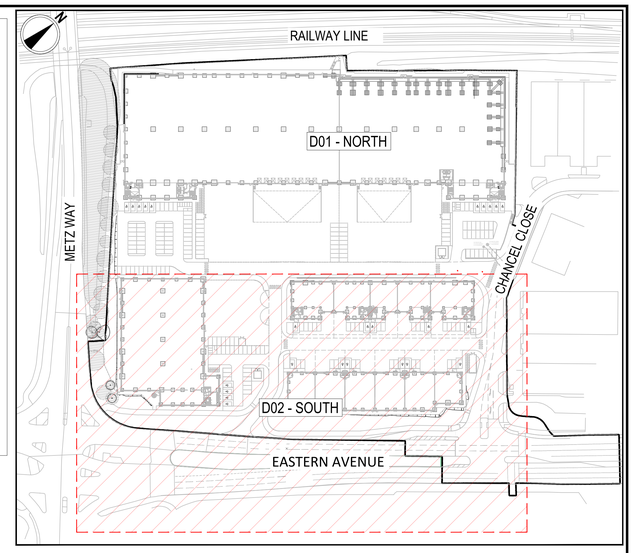
HYDROBRAKE:
- AT IL 20.287 WITH DESIGN HEAD OF 1.213m LIMITING TO 8.2 l/s.
- AT IL 20.787 WITH DESIGN HEAD OF 0.713m LIMITING TO 6.8 l/s.

FINAL DIAMETER OF MANHOLE CHAMBER AND ANY ADDITIONAL SUMP REQUIREMENT TO BE CONFIRMED BY FLOW REGULATOR SPECIALIST.

LEGEND

- EXISTING PUBLIC FOUL WATER SEWER
- EXISTING PRIVATE FOUL WATER PIPE
- NEW FOUL WATER PIPE
- IC 0.45 — NEW FOUL WATER INSPECTION CHAMBER
- F000 1.20 — NEW FOUL WATER MANHOLE
- EXISTING PUBLIC STORM WATER SEWER
- EXISTING PRIVATE STORM WATER PIPE
- NEW STORM WATER PIPE
- S000 0.45 — NEW STORM WATER INSPECTION CHAMBER
- S000 1.20 — NEW STORM WATER MANHOLE
- S000 1.20 (CP) — NEW STORM WATER CATCHPIT MANHOLE
- S000 1.20 (VC) — NEW STORM WATER MANHOLE WITH VENTED COVER
- (HB) — NEW HYDROBRAKE
- fp — FOUL WATER POP UP
- SyOp — SYPHONIC DOWN PIPE
- (PI) — PETROL INTERCEPTOR
- GU — GULLY
- RA/OB — LINEAR DRAINAGE CHANNEL
- RA/OB — KERB CHANNEL
- PROPOSED ATTENUATION STORAGE
- EASEMENT
- (DD) — DOWNSTREAM DEFENDER
- SITE BOUNDARY

REFER TO D01 FOR DRAINAGE WORKS NOTES



REFER TO D01 FOR CONTINUATION

UNIT 3 SSL/FFL = 24.250
UNIT 4
UNIT 5
UNIT 6 SSL/FFL = 22.700
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11 SSL/FFL = 22.900
UNIT 12
UNIT 13
UNIT 14
ATTENUATION TANK - 2
ATTENUATION TANK - 3
LINEAR DRAINAGE CHANNEL U @ 22.515
LINEAR DRAINAGE CHANNEL V @ 22.682
S/S
CAPPED OFF FOUL POINTS FOR POTENTIAL FUTURE SANITARY BLOCK, EXACT POSITION TBC.
UNITS 9-14 REAR ROOF PROPOSED TO SIPHONIC CONNECTION DUE TO HV & WATER MAIN EASEMENT
THIRD PARTY DRAINAGE
EXISTING SURVEYED SURFACE WATER DRAIN SERVING HIGHWAY GULLYS. ASSUMED TO BE MADE REDUNDANT AS PART OF S278 WORKS BY OTHERS
EXISTING LIVE HV
LIVE HV, WORKS IN CLOSE PROXIMITY TO BE UNDERTAKEN IN LINE WITH STATUTORY REQUIREMENTS. SUITABLE WARNING SIGNAGE AND PROTECTION TO BE PROVIDED.
EXISTING LIVE WATER MAIN
LIVE WATER MAIN, WORKS IN CLOSE PROXIMITY TO BE UNDERTAKEN IN LINE WITH STATUTORY REQUIREMENTS. SUITABLE WARNING SIGNAGE AND PROTECTION TO BE PROVIDED.
EXISTING PUBLIC SW SEWER
EXISTING PUBLIC FOUL WATER SEWER
EX PUBLIC FW MH REF. 0903 CL = TBC IL = TBC
EX PUBLIC SW MH REF. 0906 CL = TBC IL = TBC
EASTERN AVENUE
CHANCEL CLOSE

Rev.	Date	Description	Technician	Reviewer
T2	16.06.22	UPDATED TO SUIT HYDRAULIC CALCULATION, REVISION AS CLOUDED	RM	IL
T1	25.02.22	ISSUED FOR TENDER	NM	IL

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Drawing: PROPOSED DRAINAGE PLAN - SOUTH SHEET 2 OF 2

Project	Scale	Project Number	Drawing Number	Revision
ACCESS PARK, GLOUCESTER	1:250 @ A0	21-038-CAN	D02	T2