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Transport and Technical Services Department

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COMMENT SHEET (DRAINAGE)

App. Ref: P/2011/1673

PDR No: 10828
Date: 24th February 2012

App. Address: Plemont Bay Holiday Village, La Route de Plemont, St Ouen

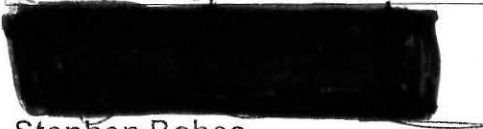
Drawings Referred to:	Revision schedule	Description Of Work:	
			Demolish all existing buildings and remove hard-standings. Return 67% of total site area (16.19 verges) to public accessible natural landscape. Replace existing manager's bungalow/staff cottage with 2 No four bed houses, 11 No four bed houses and 5 No five bed houses all in three groups plus landscaping, footpaths and reed-bed rainwater recycling pond. Create passing place on C105 at western edge of Field 48.

Comments

Our previous comment from 27th November 2009 still apply:

Foul water:
There is a public foul water pumping station utility situated to the west of the site to which the existing holiday camp used to drain that has the capacity for flow from the development. Foul proposals are acceptable and we can confirm that a commuted sum for upgrading and maintaining the station over a 30 year period was received by this Department in 1996. All on-site sewers are required to be constructed to our specification and all manholes are to be the prefabricated type that restricts ground water ingress.

Surface water:
The re-use of roof water and grey water is noted and supported. However, if any ultimate discharges are to be to soakaways then porosity tests should be carried out at the earliest opportunity to confirm their effectiveness. It is highly recommended that a Class 1, 3 stage petrol interceptors are utilised for the drainage of the parking areas within the site before discharge to the reed bed system.



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