

PROPOSED CONSTRUCTION OF A NEW CARE FACILITY ON LAND ADJACENT TO ST. MARY'S HOSPITAL, ISLES OF SCILLY, TR21 0LE.

FOUL & SURFACE WATER DRAINAGE STRATEGY

J-3302-Rev.01



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Report No.	Issue Detail	Originator	Date	Checked by	Date
J-3302	01	SM	25/01/2024	AW	25/01/2024

For: The Cornwall Partnership NHS Foundation Trust
Integrated Health and Social Care Centre
St. Mary's Hospital
Belmont
St. Mary's
Isles of Scilly
TR21 0LE

Job No: J-3302
Date: January 2024
Edition: 01

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1.0 INTRODUCTION

The Cornwall Partnership NHS Foundation Trust is proposing the construction of a new care facility on land southeast of St. Mary’s Hospital on the Isles of Scilly, TR21 0LE. This new working facility will create 22-24 beds including: 8 NHS in-patient beds, 6 single care home rooms, 6 double care home rooms and 2-4 flexible ‘respite’ rooms.

The Ordnance Survey Grid Reference for the site is SV 90710 10326. The site is currently a greenfield site located on the island of St. Mary’s in the Isles of Scilly, Cornwall.

The site is located approximately 1km east of St. Mary’s airport and approximately 900m southwest from St. Mary’s harbour. Residential properties are located predominantly to the north and west of the site. The south of the proposed development is defined by a series of allotments that lead down to the Coast at Porthcressa beach approximately 150m southwest of the development site. The site location can be seen in greater detail in **Figure 1** and **Figure 2** below. The site generally falls in a northeast to southwest direction.

For the scale of development, it is important that a foul and surface water drainage strategy is designed to support the development.

In order to address these concerns Engineering and Development Solutions (EDS) have been appointed. This report comprises a Drainage Statement for the proposed development, in line with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), Drainage Guidance for Cornwall (DGfC).



Figure 1 – Site Location and Wider Geographical Area

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Figure 2 – Aerial Photograph of the Site Location

2.0 ASSESSMENT OF FLOOD RISKS

The EA indicative flood map, **Figure 3** below, confirms that the site is located within Flood Zone 1, less than a 1 in 1000 annual probability of river and sea flooding. The proposed development is therefore not at significant risk from either fluvial or tidal flooding. As the development has been found to be in Flood Zone 1, the risk of flooding can be discounted as an objection to the development.



Figure 3 – Environment Agency Flood Map for Planning (Tidal and Fluvial) Extract

Flooding as a Result of Development

The development of the site will alter the nature of the surface permeability throughout the site. The development will create impermeable areas, therefore, the rate at which water runs off these areas could increase.

Consequently, it is important that surface water runoff from the development is understood and managed by means of a sustainable surface water drainage system, to prevent an increase in the risk of flooding to areas downstream of the site.

By designing the site's surface water drainage infrastructure in accordance with the advice reproduced in **Section 3.0** of this report, the proposed development will not increase flood risks to third parties and interest's downslope of the site.

In consideration of the information presented above, the sustainable surface water drainage system that is proposed for the development is described in more detail in **Section 4.0** of this report.

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3.0 DESIGN STANDARDS

Design of the site drainage infrastructure and Sustainable Drainage System (SuDS) is to be carried out in line with best practice, and to industry standard design procedures. Several publications, including design guidance and best practice guidance will be applied to different components of the final SuDS infrastructure. The sections below provide an overview of the design standards to be used on this project for various aspects of the SuDS infrastructure design.

The CIRIA SuDS Manual (C753)

This document is a comprehensive publication covering design, construction, operation and maintenance of SuDS. The advice and best practice outlined in this document has been utilised in the design of the site SuDS features which have been detailed in this report.

Building Regulations Part H

Building Regulations Part H 'Drainage and Waste Disposal' covers the design and installation of surface water and foul water systems. All private drainage including pipes, manholes, down pipes, and other drainage infrastructure on the site should be designed and installed in accordance with this document.

The Wallingford Procedure

Developed by HR Wallingford, this publication covers the design of urban drainage systems. In addition, the document includes regional rainfall data for use in design for varying return period events. Basic sizing calculations for the proposed SuDS system and the estimation of the runoff volumes have been made using this method.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) contains the policy relating to the appropriate assessment of flood risk within the UK. The associated technical guidance provides further details on the definitions, classifications and constraints used to apply national policy to new developments.

It contains details on flood zone definition, site specific FRA's, vulnerability classifications, appropriate development, climate change allowances, residual risk management, flood resilience, the sequential test and the exception test.

Drainage Guidance for Cornwall and The Isles of Scilly

These documents provide advice for Cornwall Council as the Local Planning Authority and those involved in developing the built environment on:

- The location of Critical Drainage Areas, where the flood risks from surface water runoff are likely to be most significant.
- Standards to be achieved by surface water drainage.
- The content of a FRA considering surface water drainage.
- Sustainable Drainage techniques (SuDS) Sources of further information

The Drainage Guidance for Cornwall (DGfC) document is currently under review though until an updated version is published, advice appropriate to the proposed development considered within this report is reproduced below for ease of reference.

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4.0 PROPOSED SUSTAINABLE DRAINAGE SYSTEM (SUDS)

The preferable surface water drainage solution for the site would be to drain all surface water runoff from the development using infiltration, in line with best practice guidance, to deal with surface water runoff as close to the source as possible.

Site investigation work was undertaken by Wheal Jane Consultants in January 2024. Percolation tests were carried out in 2 locations across the site. The results are summarised below. Both trial pits showed slow infiltration rates that are not suitable for infiltration design. Additionally, the trial pits were only drained once when they should be drained 3 times each.

Trial Pit	Pit Dimensions (W x L x D)	Soil Infiltration Rate (m/hr)
1	0.45m x 0.90m x 0.75m	(5.25E-6) 0.0189
2	0.35m x 1.10m x 0.75m	(4.41E-6) 0.0158

Table 1 – Soil Infiltration Rates

The overall results between both trial pits indicate that infiltration is poor. This is because of shallow layers of soil and hard bedrock due to the geology of the island. St. Mary’s is part of the Isles of Scilly Igneous Intrusion and is dominated by Granite bedrock formed between 358.9 and 252.2 million years ago. This hard rock made it difficult to conduct the trial pits at depth and due to the shallow layer of topsoil the infiltration rates are poor and were only conducted to a maximum depth of 0.75m. Wheal Jane Consultancy’s full calculations can be found in more detail in **Appendix B**.

The development and paving of permeable areas can lead to the potential to increase runoff rates from the site compared to the existing scenario. The existing plot consists of permeable greenfield areas. It is proposed to provide a Sustainable Drainage System (SuDS) to manage flows on site originating from these impermeable areas of the development.

In line with best practice, any development should follow the SuDS hierarchy when looking for the most suitable method of surface water drainage. The first option is for the use of infiltration drainage. However as stated above, percolation testing has concluded that infiltration is not a viable option because of hard bedrock at a shallow depth and extremely slow infiltration rates. Additionally, the trial pits carried out onsite were not drained 3 times so do not meet the BRE 365 requirements.

Following the SuDS hierarchy, the next option for the disposal of surface water is discharge to a watercourse. However, there are no water courses surrounding the site on the Isles of Scilly (Flood Risk Management, Council of Isles of Scilly). This rules out the possibility of attenuating surface water at a controlled rate to a nearby river or stream. The closest water body to the site is the sea at Porthcressa beach, approximately 160m southwest of the site. This is a viable method of discharging surface water from the proposed development directly into coastal waters. Additionally, this method of discharging surface water directly into coastal waters, there will be no need to attenuate the flows. This is in line with local guidance from Local Flood Authorities, including the Isles of Scilly and Cornwall Council.

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Exploring other options on the SuDS hierarchy, there are a series of South West Water combined sewers that currently accommodate for the Hospitals foul waste. However, located in **Annex C** there is written confirmation from South West Water confirming that these combined sewers are for Foul Water only. This removes the possibility of discharging surface water from the development into the combined sewers.

Based on the above, it is clear that the only option is to discharge the surface water originating from the development directly into coastal waters. The proposed drainage layout (Drawing 3001A), included within **Annex A**, shows the layout of the conceptual surface water drainage system which could be used on site. The existing surface water drainage systems accommodating the existing Hospital will remain, this design proposal is for the additional extension only.

The proposed development will introduce a total of 1275m² (0.1275ha) of new impermeable area. **Figure 4** below indicates the suggested route to the coast from the development at St. Mary’s Hospital. At this stage, all designs are indicative only. This method of controlling the surface water runoff from the development will require crossing approximately 160m of third-party land through a series of allotments. This third-party land is all owned by the Duchy of Cornwall.



Figure 4 – Indicative Location of Surface Water Outfall

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Post development, the proposed development site will have an impermeable area of 1275m². The greenfield surface water runoff rate for the site in the pre-development scenario has been calculated, using the ICP-SuDS method, and is found in greater detail in **Appendix B**. This has been calculated for a series storm events including the 1 in 30-year, 1 in 100-year and 1 in 1000-year. Based on **Table 2** below, it can be concluded that the greenfield runoff rate is minimal for all events considered.

Flood Event	Runoff Rate (L/S)
1 in 1- Year	0.1
1 in 30-Year	0.2
1 in 100-year	0.3
1 in 1000-Year	0.5

Table 2 – ICP SuDS Mean Annual Flood Results

The surface water drainage system described above will ensure that there is no increase in flood risks to properties and interests downslope of the site post development. The proposed drainage layout can be found in **Appendix A**, with supporting calculations found in **Appendix B**, including percolation calculations and the ICP SuDS greenfield runoff rate calculation.

Management/ Maintenance of the Drainage System

The management and maintenance of the system will fall to the site owner/ operator of the hospital extension. Management duties of the drainage system will generally include the inspection of any gullies on a six-monthly basis and following heavy rainfall events, and inspection of the pipe network on an occasional basis. This will ensure that any blockages such as silt build up can be dealt with and cleared.

Residual Risks After Development

The drainage design outlined in this report, has been conceptually designed for the volume of surface runoff in relation to the proposed development. Thus, any unauthorised future connections into the onsite drainage networks could potentially overload the systems. Any future development on site, beyond the current proposal should be suitably planned and considered in flood risk terms.

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5.0 FOUL DRAINAGE

The primary drainage solution for the foul water produced from the development would be a direct connection to the combined public sewer network. Located in **Appendix C** is a written approval from South West Water confirming the acceptance of foul water into the sewer network. This allows for the connection of foul waste only.

Figure 5 below highlights the location of the public sewers in relation to the hospital extension. This map can also be seen in greater detail in **Appendix C**.

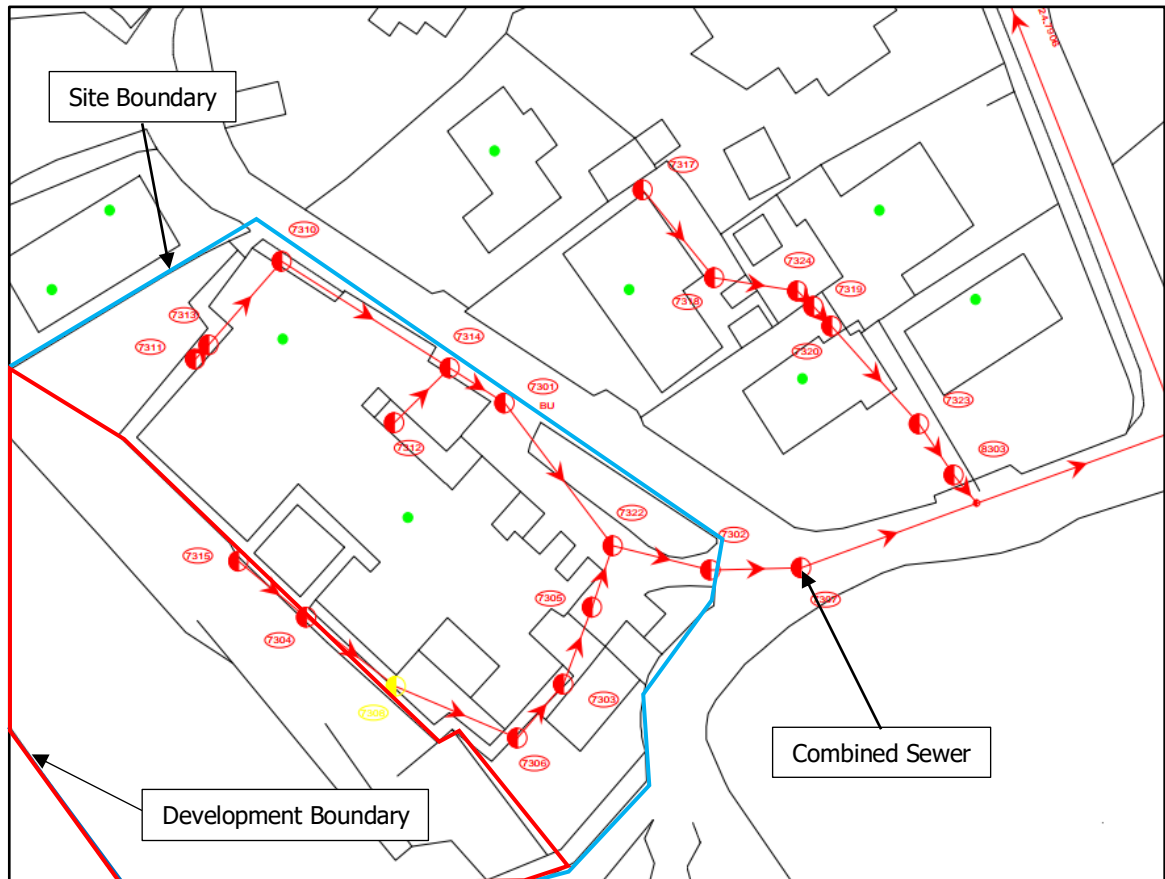


Figure 5 – South West Water Combined Sewer Location

The design proposal will be set at a similar elevation to the existing hospital for accessibility into the new unit. This is set at a level of approximately 27.35m AOD. The ground profile of the site slopes towards the coast in a southwestern direction, here there is a minimum ground elevation of 23.76m AOD Which is a 3.59m difference to the proposed FFL of the new extension.

The floor level of the new development will be raised up compared to existing ground levels. Foul sewers can be suspended below the raised floor level to allow a gravity connection into the existing SWW Combined sewer located on the wider site. Part of this combined sewer network will be required to be diverted/ abandoned to accommodate the new unit. Due to the proposed FFL of the development remaining the same as the existing unit, this will mean a pump station to lift flows is not required.

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6.0 SUMMARY AND CONCLUSIONS

This study has investigated the potential for Sustainable Drainage (SuDS) to be installed on the proposed development on land south of St Mary’s Hospital, Isles of Scilly, TR21 0LE.

Environment Agency (EA) indicative flood mapping shows that the development site is located entirely within Flood Zone 1; at little or no risk from tidal or fluvial flooding and is therefore suitable for all types of development. The development proposal is for a new care facility to be constructed on land behind the existing hospital. Therefore, further consideration of surface water drainage has been undertaken.

Percolation testing on site has indicated that the site is not suitable for the use of infiltration drainage. As such, a direct discharge of the developments surface water runoff into coastal waters has been proposed.

The surface water SuDS for the proposed development is described in more detail in this report and shown in **Appendix A** with associated calculations located in **Annex B**.

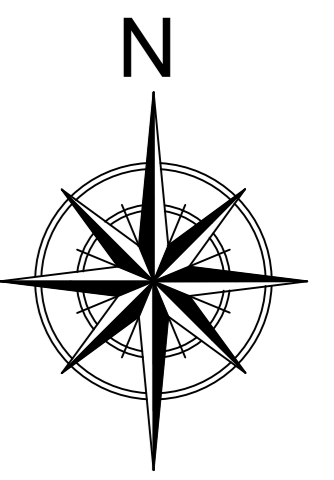
Maintenance and management responsibilities for the designed systems will fall to the site owner/ manager of the hospital extension. Maintenance recommendations have been outlined in this report for the proposed drainage design.

Foul waste will be connected into the existing SWW combined sewer on site. There is written confirmation of this connection in **Appendix C**.

Provided the recommendations outlined in this report are adopted in the development proposal, then there is the capacity to manage the surface water runoff from the development onsite. Regarding the criteria outlined in the NPPF, PPG and the DGfC, the development is appropriate on this site from a flood risk and drainage perspective.

APPENDIX A

**PROPOSED SITE DRAINAGE
PLAN/ TOPOGRAPHIC
SURVEY**



LEGEND

- Gully Drainage
- Manholes/Covers
- Road/Highway
- Fire Hydrant
- Water Stopcock
- Water Valve/Cover
- Water Meter
- Earth Rod
- Unreadable Cover
- BT Cover
- Gas Cover
- Overhead Wires
- Telegraph Pole
- Electricity Pole
- Lamp Post
- Signpost
- Post
- Soil Vent Pipe
- Drainage
- Manhole Post
- Gate Post
- Ground Level
- Invert Level
- Top of Wall Level
- Top of Ferroc Level
- Top of Concrete Level
- Finished Floor Level
- Road Level
- Ridge Level
- Bank Level
- Ending Building
- Building Canopy
- Top of Kerb
- Drop Kerb
- Channel
- Tarmac Edge
- Concrete Edge
- Forecourt Edge
- Wall Retaining Top
- Wall Line
- Fence
- Railings
- Steps
- Hedge/Earth & Stone Wall
- Embankment
- Grass Edge
- Edge of Tree Canopy
- Tree Drawn To Size
- Hedge
- Shrub
- Edge of Vegetation/Shrubs
- Control Station

Notes

Levels are in metres above Ordnance Survey Datum, Newlyn.

Coordinate system is Ordnance Survey National Grid (OSGB36(15)) at coordinates 90786.563E, 10331.299N (K3). All data has been drawn using a scale factor of 1:0000 from this point.

No allowance has been made for sub-surface entry into manholes or other chambers or voids below ground level. Therefore any details relating to depths, sizes etc. are taken from above ground and as such will be approximate only.

It is important to note that the same accuracies implied by the plotting scale are equally applicable to digital data supplied for CAD.

Every effort has been made to identify all visible above ground features, however it should be borne in mind that there may be items obscured at the time of survey.

Visible features in the vicinity of the boundaries, as shown on this survey, may not represent the extent of legally conveyed ownership.

Tree sizes are approximate only. Trees shown are symbols indicating an approximate canopy fit.

Unless otherwise stated, Trees shown have not been identified by an Arboriculturist and therefore have been assigned their "family" name rather than their "individual" name. It must be noted that only those trees that fall within the site limits have been surveyed unless otherwise specified.

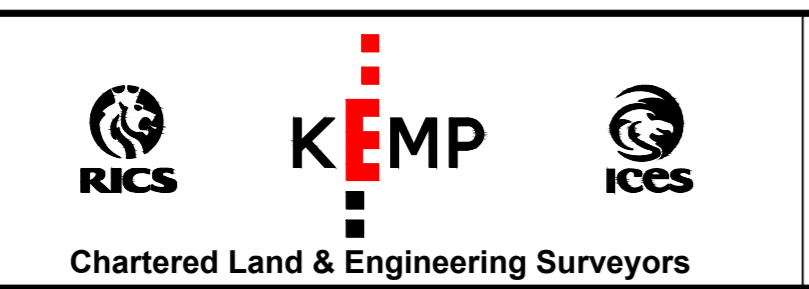
KEMP ENGINEERING & SURVEYING

Engineering Surveys
Land Surveys
Settling Out
Site Engineering

Tel (01209) 214687
Fax (01209) 215189
office@kempengineering.co.uk

Measured Building Surveys
Utility Tracing
G.P.S.
Earthworks Measurement

Datum House, 8 Barncoose Industrial Estate, Redruth, Cornwall, TR15 3RQ.



Client
Graham
5 Ballygowan Road
Hillborough, Co. Down
Northern Ireland
BT26 6HX

Project Title
St. Marys Hospital
St. Marys
Isles of Scilly
TR21 0LE

Drawing Detail
Topographic Survey

Rev.	Date	Description
A	06/05/21	Original

Surveyed by	RW	Date	29/04/21
Checked by	NO	Date	06/05/21
Drawing Scale	1:200 @ A0		
Drawing No	21-0006-001	Revision	A

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NOTES

- This drawing is copyright. Refer to details above.
- This drawing is only to be used for the purposes described in the status box below. Work to figured dimensions only, do not scale for construction purposes.
- This drawing is to be read in conjunction with all other drawings, details and specifications pertaining to the work described. It should only be used for the purpose marked in the status box below, and shall not be used for construction unless clearly marked CONSTRUCTION.
- Materials and workmanship shall comply to the appropriate British Standards and Codes of Practice unless otherwise stated.
- The activities required to construct the work, shown on drawings clearly marked CONSTRUCTION, may be subject to the provisions of the Construction (Design & Management) Regulations 2015. The Contractor and Client must ensure that they are adequately conversant with these regulations and that the appropriate procedures required under the regulations are observed at all times.
- The contractor is responsible for locating services prior to excavation. Any services shown on the drawing should be considered 'indicative' only. Where no services are shown on the drawing it does not necessarily mean there are no services present, only that a services search has not been undertaken. Where in doubt refer to HSE booklet "avoiding danger from underground services"
- Design Risk Assessment
A risk assessment relating to potential hazards associated with the works described within this drawing, in so far as they have been designed by EDS Ltd, has been undertaken. Risks identified have been eliminated by design wherever practicable. The status with regard to residual risks is as follows:
The work is at an early planning stage and is not sufficiently advanced to allow a meaningful assessment of risks to be undertaken at this time.

Designer - EDS Drawing revision - A
Date - 23.01.24

23.01.24	SM	AW	A	PRELIMINARY ISSUE
DATE	DRWN	CHKD	REV	NOTES
PROJECT MANAGER:-				JAN CLARK
PROJECT ENGINEER:-				STELLA MITCHELL
DRAWN DATE:-				JANUARY 2024
SCALE & SHEET SIZE:-				1:200@A1

PRELIMINARY



- Flood Risk Assessment
 - SuDS and Surface Water
 - Foul and Sewage Treatment
 - Highway Design
 - Civil Engineering
 - Statutory Approvals
- EDS, Unit E4, Threemilestone Industrial Estate, Threemilestone, Truro, Cornwall TR4 9LD (01872) 306311 (Mob) 07973816457
Email: jan@edsolutions.co.uk
www.edsolutions.co.uk

CLIENT
THE CORNWALL PARTNERSHIP NHS FOUNDATION TRUST

PROJECT
ST. MARY'S HOSPITAL EXTENSION, ISLES OF SCILLY, TR22 0LE

DRAWING TITLE
CONCEPTUAL FOUL AND SURFACE WATER DRAINAGE DESIGN

PROJECT No.	DRAWING No.	REV.
J-3302	3001	A

KEY

- EXISTING SWW COMBINED WATER
- COMBINED WATER POLYPROPYLENE INSPECTION CHAMBER
- PROPOSED PRIVATE SURFACE WATER
- PROPOSED PRIVATE SURFACE WATER POLYPROPYLENE INSPECTION CHAMBER (475Ø/450Ø P.P.I.C.)
- PROPOSED PRIVATE FOUL SEWER/DRAIN 100mmØ 180 MIN (WHERE NO WCs 140 MIN)
- PROPOSED PRIVATE FOUL WATER POLYPROPYLENE INSPECTION CHAMBER (475Ø/450Ø P.P.I.C.)

SURFACE WATER DRAINAGE DESIGN

PERCOLATION TESTING WAS CARRIED OUT ON SITE BY WHEEL JANE CONSULTANTS IN JANUARY 2024. THE TRIAL PITS FAILED DUE TO SLOW INFILTRATION RATES AND SHALLOW BEDROCK.

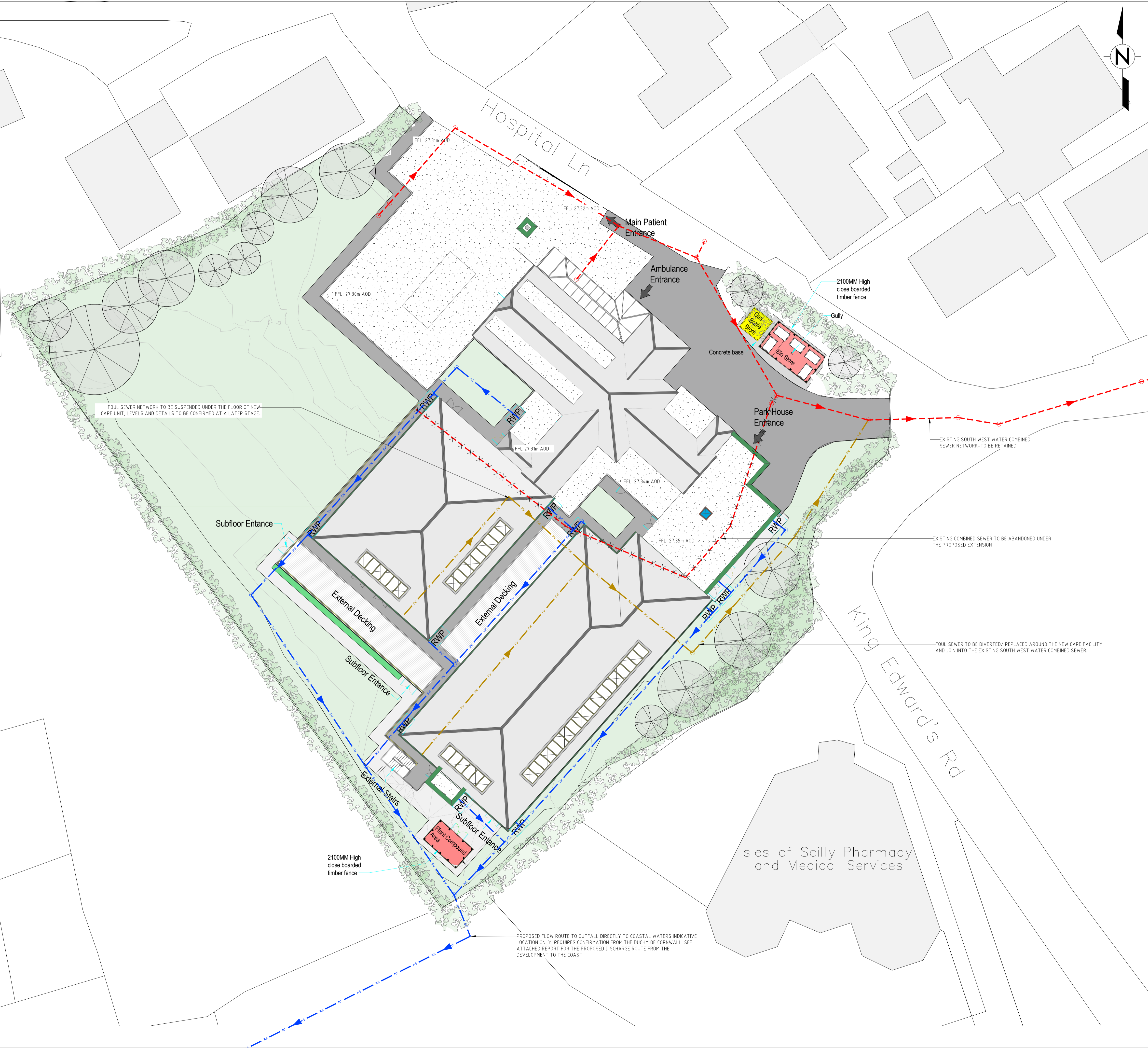
AS PERCOLATION TESTING HAS FAILED, THE USE OF INFILTRATION DRAINAGE HAS BEEN FOUND TO BE UNSUITABLE FOR THE SITE.

THERE ARE NO WATERCOURSES IN CLOSE PROXIMITY TO THE SITE AND SOUTH WEST WATER WILL NOT ACCEPT SURFACE WATER INTO THE COMBINED SEWER, SEE SWW CONFIRMATION IN APPENDIX C OF J-3302 ST. MARY'S HOSPITAL EXTENSION DRAINAGE STRATEGY.

AS SUCH, THE ONLY OPTION REMAINING TO MANAGE THE SURFACE WATER RUNOFF FROM THE DEVELOPMENT IS TO DISCHARGE DIRECTLY INTO THE COASTAL WATERS, APPROXIMATELY 160m SOUTHWEST OF THE SITE. THIS REQUIRES CROSSING THIRD PARTY LAND OWNED BY THE DUCHY OF CORNWALL.

FOUL WATER

FOUL WASTE FROM THE HOSPITAL EXTENSION IS TO BE SUSPENDED ONTO THE UNDERSIDE OF THE GROUND FLOOR OF THE EXTENSION, AND DRAINED INTO THE SOUTH WEST WATER COMBINED SEWER ON SITE. PART OF THIS EXISTING COMBINED SEWER IS TO BE DIVERTED/ REPLACED DURING CONSTRUCTION.



FOUL SEWER NETWORK TO BE SUSPENDED UNDER THE FLOOR OF NEW CARE UNIT. LEVELS AND DETAILS TO BE CONFIRMED AT A LATER STAGE.

EXISTING SOUTH WEST WATER COMBINED SEWER NETWORK - TO BE RETAINED

EXISTING COMBINED SEWER TO BE ABANDONED UNDER THE PROPOSED EXTENSION

FOUL SEWER TO BE DIVERTED/ REPLACED AROUND THE NEW CARE FACILITY AND JOIN INTO THE EXISTING SOUTH WEST WATER COMBINED SEWER.

PROPOSED FLOW ROUTE TO OUTFALL DIRECTLY TO COASTAL WATERS INDICATIVE LOCATION ONLY. REQUIRES CONFIRMATION FROM THE DUCHY OF CORNWALL. SEE ATTACHED REPORT FOR THE PROPOSED DISCHARGE ROUTE FROM THE DEVELOPMENT TO THE COAST

APPENDIX B CALCULATIONS

Unit E4
Threemilestone Industrial
Truro, TR4 9LD

Designed by Stella Mitchell



Date 23/01/2024 14:41
File

Checked by

Innovyze Source Control 2020.1.3

ICP SUDS Mean Annual Flood

Input

Return Period (years)	1000	Soil	0.300
Area (ha)	0.128	Urban	0.000
SAAR (mm)	425	Region Number	Region 8

Results 1/s

QBAR Rural 0.1
 QBAR Urban 0.1

Q1000 years 0.5

Q1 year 0.1
 Q30 years 0.2
 Q100 years 0.3

Site : St Mary's Hospital, Isles of Scilly

Job Number
21937

Client : Community 1st

Sheet
1 / 1

Project Contractor
: WJC

Location	Date	Level	Location
TP01	09/01/2024		St Mary's Hospital

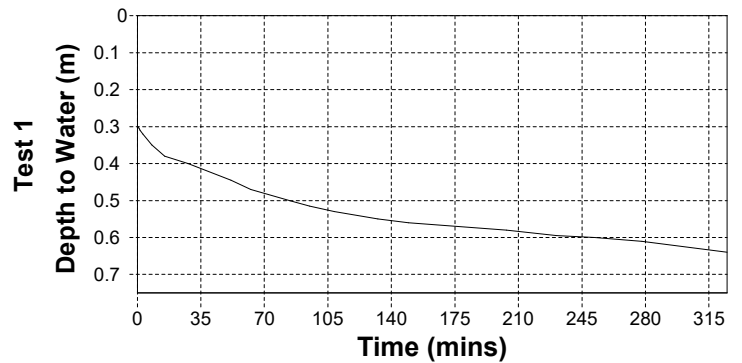
Pit Width (m)	0.45
Pit Depth (m)	0.75
Pit Length (m)	0.90

Soil type at test level	Clayey gravelly SAND
Groundwater	-
Drain discharge depth	Unknown
Sidewall stability	Good
Stone filled or open pit	Open pit

	1
Effective depth (m)	0.45
Volume outflowing between 75% & 25% (m3)	0.09
Mean surface area through which outflow occurs (m2)	1.01
Time for outflow between 75% & 25% (min)	286.55
SOIL INFILTRATION RATE (ms-1), f	5.25E-6

Remarks

Elapsed time (mins)	Depth to Water Test 1
0	0.30
0.5	0.30
1	0.305
1.5	0.31
3	0.32
8	0.35
15	0.38
28	0.40
51.5	0.445
62.5	0.47
84	0.50
95	0.515
108.5	0.53
132.5	0.55
149.5	0.56
203.5	0.58
231	0.595
252	0.60
278	0.61
325	0.64



Draft

Site : St Mary's Hospital, Isles of Scilly

Job Number
21937

Client : Community 1st

Sheet
1 / 1

Project Contractor
: WJC

Location	Date	Level	Location
TP02	09/01/2024		St Mary's Hospital

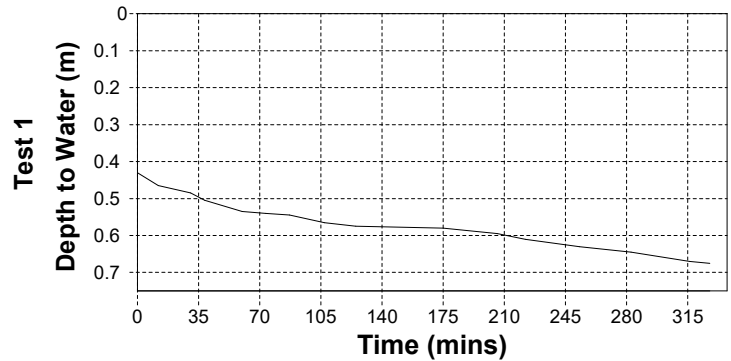
Pit Width (m)	0.35
Pit Depth (m)	0.75
Pit Length (m)	1.10

Soil type at test level	Clayey gravelly SAND
Groundwater	-
Drain discharge depth	Unknown
Sidewall stability	Good
Stone filled or open pit	Open pit

	1
Effective depth (m)	0.32
Volume outflowing between 75% & 25% (m3)	0.06
Mean surface area through which outflow occurs (m2)	0.85
Time for outflow between 75% & 25% (min)	273.92
SOIL INFILTRATION RATE (ms ⁻¹), f	4.41E-6

Remarks

Elapsed time (mins)	Depth to Water Test 1
0	0.43
12	0.465
30.5	0.485
38.5	0.505
60	0.535
73.5	0.54
87	0.545
107	0.565
125	0.575
175	0.58
206	0.595
222	0.61
253	0.63
282.5	0.645
316	0.67
327.5	0.675



Draft

**APPENDIX C SOUTH WEST WATER LIASION/
COMBINED SEWER NETWORK**

From: Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>
Sent: Thursday, January 4, 2024 11:26 AM
To: Jan Clark <jan@eadsolutions.co.uk>
Subject: RE: St Marys Hospital IOS Extension.

Dear Jan,

Thank you for contacting South West Water.

Please see attached a plan showing the public sewers we have in the area. Please note South West Water cannot guarantee the accuracy of the record.

I have reached out to the Operations Manager on the Isles of Scilly and she has confirmed that there is capacity in the foul public network to support a new care facility and receive the foul only flows generated.

Please note surface water should not be connected to the foul drainage system and South West Water encourage the use of the Sustainable Urban Drainage System (SuDs) design hierarchy to achieve a suitable disposal route for surface water.

Should you require anything further from us on this application, please let us know.

Kind regards
Helen



Helen Steed
Pre Development Lead

01392 443616
01392 442836

Peninsula House, Rydon Lane, Exeter EX2 7HR
southwestwater.co.uk



From: Jan Clark <jan@eadsolutions.co.uk>
Sent: 21 December 2023 15:21
To: Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>
Cc: angela (angela@situ8.co.uk) <angela@situ8.co.uk>
Subject: St Marys Hospital IOS Extension.

EXTERNAL EMAIL - This email is from an external source.

Dear Sir/Madam,

We are working on a project to deliver a new care facility at St Marys Hospital on the Isles of Scilly.

Detailed drawings are not yet available, but the attached documents give an idea of what is proposed. Planning is due to be submitted early next year.

We have been asked to look at drainage proposals for the development. We are hoping to route surface water from the development to soakaway, and the viability of this will be explored via percolation testing at the site, due in January 2024.

The existing main hospital building is served by a series of combined sewers which run to a common manhole on the eastern boundary of the site. See attached utility survey showing this. I don't know what happens beyond this point but assume this connects to a sewer running down King Edwards Road/Church Road and into the main system serving St Marys. Can you advise if this is correct? Do you have sewer records for this area?

I understand that SWW took over operation of the main sewerage system on the islands in April 2020, and have an ongoing programme of improvements and upgrades underway.

We would hope to connect the new care facility foul drainage into the current system on the site. Can you advise if this is acceptable to SWW and that you have capacity to take flows from the new development?

I hope the above is clear, but if you need to discuss this please give me a call.

Kind Regards, Jan

Jan Clark
Director

jan@eadsolutions.co.uk

EDS | enquiries@eadsolutions.co.uk | www.eadsolutions.co.uk

Contact | Phone 01872 306311 | Mob 07973816457

Direct Dial | 0333 023 3425

Office | Unit E4 | Threemilestone Industrial Estate | Truro | Cornwall | TR4 9LD

(Please note that I don't work on Fridays)



- **Flood Risk Assessment**
- **SuDS and Surface Water**
- **Foul and Sewage Treatment**
- **Highways**
- **Civil Engineering**

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Pennon Group Plc - Registered in England & Wales (Company No: 02366640)
Registered Office:
Peninsula House
Rydon Lane
Exeter
Devon EX2 7HR

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LEGEND		<ul style="list-style-type: none"> HIGHWAY ELEVATED UNVERIFIED ERROR LEVEL 	<ul style="list-style-type: none"> TREATMENT WORKS ABANDONED SYPHON RISING MAIN STORM OVERFLOW OUTFALL 	<ul style="list-style-type: none"> NODE REF. NO. FOUL/TRADE SURFACE COMBINED TREATED BACKDROP 	<ul style="list-style-type: none"> SIDE ENTRY UNDEFINED CONNECTION LAMPHOLE FLUSHING CHAMBER TANK ONLINE OFFLINE SEPTIC TANK CESSPIT 	<ul style="list-style-type: none"> E HEADER BV REFLUX VALVE SV SLUICE VALVE LD DRAIN WO WASHOUT CP CATCHPIT HB HATCHBOX SK SOAKAWAY DUAL NODE 	<ul style="list-style-type: none"> INSTALLATIONS PUMPING STATION TREATMENT WORKS
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