

Surface Water Management Strategy

February 2025 – v2

Environmental Site Constraints
Known flood risk areas on site
Risks / Sensitive Receptors / Control Measures
<p>This strategy relates to the demolition phase only. It is proposed to utilise the existing surface water drainage infrastructure, with control measures.</p> <p>To eliminate the risk of any potential ground, water course or drainage contamination the following control measures will be implemented on site:</p> <ul style="list-style-type: none">• All diesel fuel for the site plant will be stored on site within double skinned fuel bowsers positioned on plant nappies & located at predetermined points on site for easy access by plant but away from any drainage access point. The refuelling lines will be fitted with automatic shut off devices and unattended refuelling will not be allowed at any time. Lorries and other vehicles normally used on public roads will not be refuelled on site.• The plant refuelling areas will be on a hardstanding areas & have a quantity of absorbent materials available in case of any diesel spillage, which will be cleaned up immediately.• Other items requiring storage on site such as hydraulic oils etc. will be in the appropriate storage drums stored in a provided secure container or bunded area located at the appropriate position within the site.• All site welfare facilities effluent & sewage discharge will be via existing connections to the public drainage system. At no time, will any effluent be allowed to discharge directly onto the ground.• All active drainage points within & adjacent to the site will be clearly identified & where necessary a means of water filtration installed around them.• All wastewater from the on-site asbestos personnel de-contamination units will pass through installed propriety wastewater filters before entering the drainage system.• At no time, will any dust control water sprays be allowed to generate a flow of run-off water. All such water spray operations will be controlled & managed by appointed site personnel in attendance at all times. Filters will be installed over drain outlets.• Demolition & associated clearance operations on site that generate water run-off & all other wastewaters will be disposed of in accordance with the requirements of the Environment Agency.• A specialist waste contractor will be employed to dispose of any hazardous liquid wastes found on site & disposed of in accordance with those regulations.• Stockpiling of demolition materials will seek to avoid identified surface water flow paths. Where it becomes apparent that the stockpiling is causing

diversion of water elsewhere, then the stock piled materials will be removed/shifted as appropriate to address the identified issues.

Monitoring Requirements

Duty to manage under planning conditions.

Physical inspection of provisions will be undertaken by site manager in the first instance and thereafter periodically by the site team.

Inspections and Maintenance

The site team will identify then regularly inspect all on-site drainage systems & those adjacent to the site boundary & will ensure that they are maintained in an efficient state of repair & remain free of contamination & are not providing a potential means of rodent access.

System Used for Managing Surface Water During Demolition

There are three systems available for managing surface water.

Required consents such as Environmental Permits or those resulting from the Land Drainage Act must be noted as should flood risk controls and any pollution, water quality or emergency control measures.

	Select	Risks and Controls
Build / use a remediate permanent surface water drainage design	No – not relevant to demolition phase. Surface water drainage design / construction will follow with design/construction of replacement dwellings.	
Install / use a temporary surface water drainage system	No – not currently considered necessary	
Use existing system with pollution control measures	Yes	Existing system will be assessed upon handover. Existing system will be utilised with controls as set out above.

Surface Water Strategy Statement

This Surface Water Strategy relates to the demolition phase only. The existing surface water drainage infrastructure will be utilised during the demolition until such time as the permanent surface water infrastructure is designed and delivered under the subsequent construction phase. Subject to the implementation of the measures set out above, risks to potential ground, water course or drainage contamination will be minimised.