

COVENTRY STADIUM, BRANDON

FOUL SEWERAGE & UTILITIES ASSESSMENT

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Introduction

It is proposed to develop the former Coventry Stadium, Brandon, Coventry CV8 3GJ, as outlined within the accompanying planning application, to accommodate up to 137 No. residential units, together with associated access roads, parking, driveways, gardens and landscaped open spaces.

The following statement outlines the foul sewerage and utility assessment for the aforementioned application. Severn Trent Water sewer records and additional information on the foul sewer proposals along with a detailed surface water drainage strategy for the development is outlined within Armstrong Stokes & Clayton Limited *Flood Risk Assessment (FRA)* report dated October 2017, which accompanies the planning application.

Foul Drainage

Severn Trent Water has confirmed that there are public foul sewers located within Rugby Road, generally ranging in diameter from 150mm to 225mm. An extract of the sewer record plans is included within Appendix C of the *FRA*.

Based on a proposed development of 137 No. residential dwellings @ 4000 l/unit/day, the peak foul discharge generated by the development will be approx. 6.34 l/s. Subject to confirmation of available capacity from Severn Trent Water, it is proposed to connect the proposed foul discharge from the new development to the public foul sewer within Rugby Road.

With consideration of the topography of the existing site and the indicated invert level of the public sewer, it is evident that a gravity connection from all parts of the development will not be feasible. It will therefore be necessary to provide an on site foul pumping station. It is expected that the proposed main on site foul drainage network, including the pumping station, will be offered to Severn Trent Water for adoption under Section 104 of the Water Industry Act 1991.

Electricity

Western Power has been approached to provide an initial strategy to serve a medium scale residential development situated at the Brandon Stadium site. Their initial proposals include for a new connection to the existing network, with a connection point proposed at the junction with Ferndale Road and Rugby Road, situated to the north west of the site.

Preliminary proposals include the construction of approx. 550m of new High Voltage (HV) main along Rugby Road, extending in to the site to a new max. 500 kVA electricity distribution sub-station, which is to be installed to serve the development proposals. The position of the sub-station is to be agreed, but is to be sited as to compliment the development proposals. The new sub-station in turn will provide an electricity supply to the development via a network of new Low Voltage (LV) mains constructed within service trenches situated within the adoptable highway.

With the addition of the new off-site HV main within Rugby Road the existing network has capacity to serve the development with no detriment to the adjoining properties.

Western Power has highlighted that an existing HV main within Speedway Lane, currently serving the Brandon Stadium, is to be decommissioned as part of the development proposals.

Gas

British Gas has been approached to provide an initial strategy to serve a medium scale residential development situated at the Brandon Stadium site. Their initial proposals include for providing a new connection from the existing Low Pressure (LP) main situated to the eastern side of Rugby Road, adjacent to the western boundary of the site. The connection point will be at the proposed site access, with new LP mains constructed within service trenches situated within the adoptable highway of the new development.

The existing LP network has capacity to serve the development with no detriment to the adjoining properties.

Water

Severn Trent Water has been approached to provide an initial strategy to serve a medium scale residential development situated at the Brandon Stadium site. Their initial proposals include for providing a new connection from the existing 150mm diameter Cast Iron main situated to the western side of Rugby Road, just north of the proposed site access and opposite Coombe Cottage. The connection point will be at approx. grid reference 440553, 277157.

A new water main from this point of connection will be constructed. Within the development it will be constructed within service trenches situated within the new adoptable highway.

The existing water main network has capacity to serve the development with no detriment to the adjoining properties.

Severn Trent Water has highlighted that an existing 100mm diameter water main currently runs through the site, serving the existing Brandon Stadium. This main will need to be abandoned as part of the development proposals.

Telecom

Openreach will provide a new connection from the existing network situated within Rugby Road. Within the development the telecom cabling will be constructed within service trenches situated within the new adoptable highway.

The existing telecom network has capacity to serve the development with no detriment to the adjoining properties.