

Technical Design Note

Former Nestle Factory, Nestles Avenue, Hayes

CS075666

12 March 2018

This document summarises proposals to manage surface water runoff from the SEGRO commercial development of the former Nestle Factory in Hayes during the construction period up to practical completion.

It is SEGRO's intention that the whole of the commercial development be built out in a single phase. In practice this will mean that following removal of the former Nestle buildings (and noting that the façade of the former Truscon building is to be retained), the build process for all three proposed new units will commence. In this way all elements of the associated infrastructure, including the new surface water drainage network, will be in place and operational at practical completion.

It is nevertheless recognised that surface water runoff containing suspended silt deposits may be generated at intervals during the construction process from areas of exposed soil. This runoff is to be treated by the building contractor taking cognisance of CIRIA C753 'SUDS Manual' (2015), C648 'Control of water pollution from linear construction projects' (2006) and C532 'Control of water pollution from construction sites' (2001). In this regard, and where necessary, the following treatment processes may be deployed:

- Filtration, by passing runoff through filter systems.
- Use of detention / settlement systems, to allow sediment to settle out in temporary ponds.
- Conveyance, allowing silt removal as runoff passes through swales or similar systems.

In the event that soils are stockpiled for prolonged periods they are to be covered to prevent silts washing off. Such stockpiles should not be placed close to watercourses or drains.

Periodic inspections of settlement features should also be undertaken (e.g. weekly) and excess silt deposits removed and disposed of away from drainage networks or watercourses.

It is noted that the surface water public sewer connection into which the new drainage will be connected is anticipated to be maintained throughout the development programme. This capacity will be retained until the new infrastructure is in place and only then will a hydrobrake be introduced to restrict flow into the sewer to the agreed rates. In this way there will be adequate scope for treated runoff to enter the sewer network during the construction period.