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ENVIRONMENT

Company Shop & Rula Developments
Ltd
Maple Road, Tankersley
Barnsley, South Yorkshire

FLOOD RISK ASSESSMENT

ENVIRONMENT

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Barnsley, South Yorkshire

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DOCUMENT ISSUE RECORD

Document Number	MRT-BWB-EWE-XX-RP-EN-0001_FRA
BWB Reference	LDH-2179-FRA

Status	Revision	Date of Issue	Author	Checked	Approved
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Limitations

All comments and proposals contained in this report, including any conclusions, are based on information available to BWB Consulting during investigations. The conclusions drawn by BWB Consulting could therefore differ if the information is found to be inaccurate or misleading. BWB Consulting accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.

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- (i) The date on which this assessment was undertaken, and
- (ii) The date on which the final report is delivered

BWB Consulting makes no representation whatsoever concerning the legal significance of its findings or the legal matters referred to in the following report.

All Environment Agency mapping data used under special license. Data is current as of April 2017 and is subject to change.

The information presented and conclusions drawn are based on statistical data and are for guidance purposes only. The study provides no guarantee against flooding of the study site or elsewhere, nor of the absolute accuracy of water levels, flow rates and associated probabilities.

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EXECUTIVE SUMMARY

This Flood Risk Assessment (FRA) has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. It has been produced on behalf of Company Shop and Rula Developments Limited in respect of an outline planning application for a distribution centre in Tankersley, South Yorkshire (approximate grid reference: SK334992).

The site is identified by Environment Agency mapping to be located entirely in Flood Zone 1 (Low Probability). Other sources of flood risk such as surface water, sewer and groundwater have been assessed and identified to pose a low risk to the site. An outline Drainage Strategy has been prepared under separate cover to this FRA.

No direct flood mitigation is deemed necessary for the proposed development site.

In compliance with the requirements of National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the site.

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1.0 INTRODUCTION

- 1.1 This Flood Risk Assessment (FRA) has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.
- 1.2 This FRA has been produced on behalf of Company Shop and Rula Developments Limited in respect of a planning application for a proposed distribution centre in Tankersley, South Yorkshire.
- 1.3 This FRA is intended to support an outline planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Table 1.1 - Site Summary

Site Name	Maple Road
Location	Tankersley, South Yorkshire
NGR (approx.)	SK334992
Application Site Area (ha)	3.1 (Approximately)
Development Type	Commercial
Flood Zone Classification	Flood Zone 1
NPPF Vulnerability	Less Vulnerable
Environment Agency Office	Lateral, Leeds
Lead Local Flood Authority	Barnsley Metropolitan Borough Council
Local Planning Authority	Barnsley Metropolitan Borough Council

Sources of Data

- 1.4 The report is based on the following information
- (i) Topographical Survey produced by BWB, Ref: MRT-BWB-00-ZZ-DR-G-0001-S2-P1
 - (ii) Indicative Site Layout Plan produced by AJA Architects, ref: 6157 - 016
 - (iii) OS Explorer Series mapping
 - (iv) Environment Agency Flood map for Planning
 - (v) Local Authority Surface Water Flood Risk Maps
 - (vi) Barnsley MBC Preliminary Flood Risk Assessment
 - (vii) Barnsley MBC Strategic Flood Risk Assessment
 - (viii) British Geological Survey Drift & Geology Maps

Existing Site

- 1.5 The site is located approximately 7.5km south of Barnsley town centre, within the existing Wentworth Industrial Park. The site is undeveloped and is therefore considered to be greenfield in nature.

- 1.6 An existing commercial/light industrial unit and separate lorry park form the eastern and northern boundary respectively. To the west is soft landscaping and greenspace. To the south is Maple Road, which forms the vehicular and pedestrian access to the site.
- 1.7 The closest water body is the Storrs Dike, approximately 550m to the south of the site. Storrs Dike, an Ordinary Watercourse and flows in a south easterly direction. It reverts to Environment Agency Main River, to the east of Westwood New Road and flows into Westwood Country Park lake.
- 1.8 A topographic survey of the site, provided in **Appendix 1**, shows the site is predominately flat, with a slight fall from north to south. Levels along the northern boundary, are in the order of 160m AOD, falling to 158m AOD at the southern boundary, adjacent to Maple Court. The site location is shown in **Figure 1.1** below.

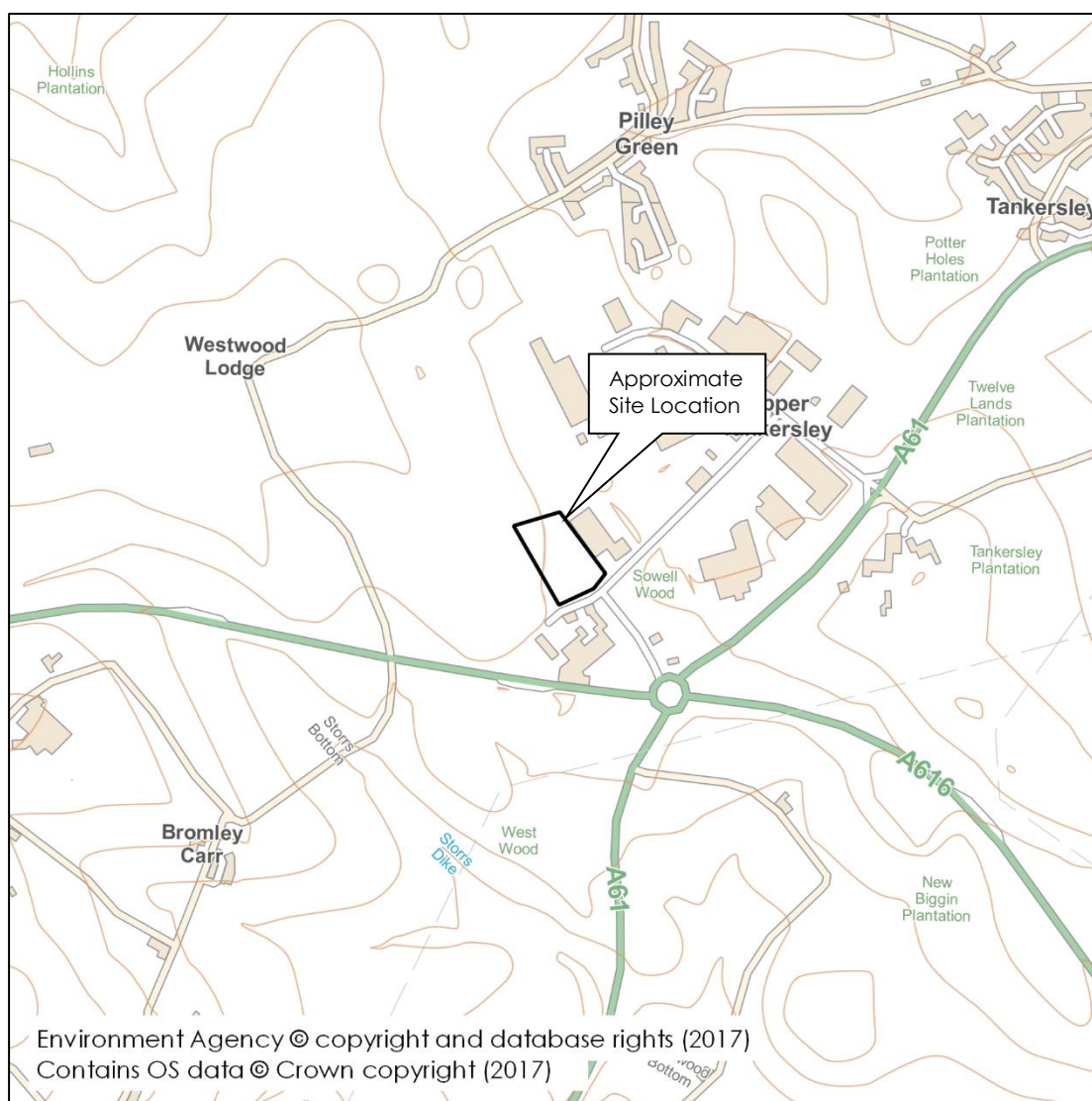


Figure 1.1 - Site Location

Proposed Development

- 1.9 The proposals include a distribution centre and associated infrastructure, including car/lorry park and offices. Proposals are included as **Appendix 2**.

2.0 FLOOD RISK PLANNING POLICY

National Planning Policy Framework

- 2.1 The NPPF¹ sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Planning Practice Guidance is also available online².
- 2.2 The Planning Practice Guidance sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible, and stresses the importance of preventing increases in flood risk off site to the wider catchment area.
- 2.3 The Planning Practice Guidance also states that alternative sources of flooding, other than fluvial (river flooding), should also be considered when preparing a Flood Risk Assessment.
- 2.4 The Planning Practice Guidance also includes a series of tables that define Flood Zones (Table 1), the flood risk vulnerability classification of development land uses (Table 2) and 'compatibility' of development within the defined Flood Zones (Table 3).
- 2.5 This Flood Risk Assessment is written in accordance with the NPPF and the Planning Practice Guidance.

Flood Map for Planning

- 2.6 With particular reference to planning and development, the Flood Map for Planning produced by the Environment Agency identifies Flood Zones in accordance with Table 1 of the Planning Practice Guidance.
- 2.7 Flood Zone 1 (Low Probability) is defined as land having less than a 1 in 1000 annual probability of river or sea flooding (<0.1%).
- 2.8 Flood Zone 2 (Medium Probability) is defined as land having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%); or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%).
- 2.9 Flood Zone 3a (High Probability) is defined as land having a 1 in 100 or greater annual probability of river flooding (>1%); or land having a 1 in 200 or greater annual probability of flooding from the sea (>0.5%). This is represented by "Flood Zone 3" on the Flood Map for Planning.
- 2.10 Flood Zone 3b (The Functional Floodplain) is defined as land where water must flow or be stored in times of flood. This is not identified or separately distinguished from Zone 3a on the Flood Map for Planning.
- 2.11 The study site is shown to be located entirely within Flood Zone 1 as shown on **Figure 2.1**.

¹ National Planning Policy Framework, CLG, March 2012

² Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

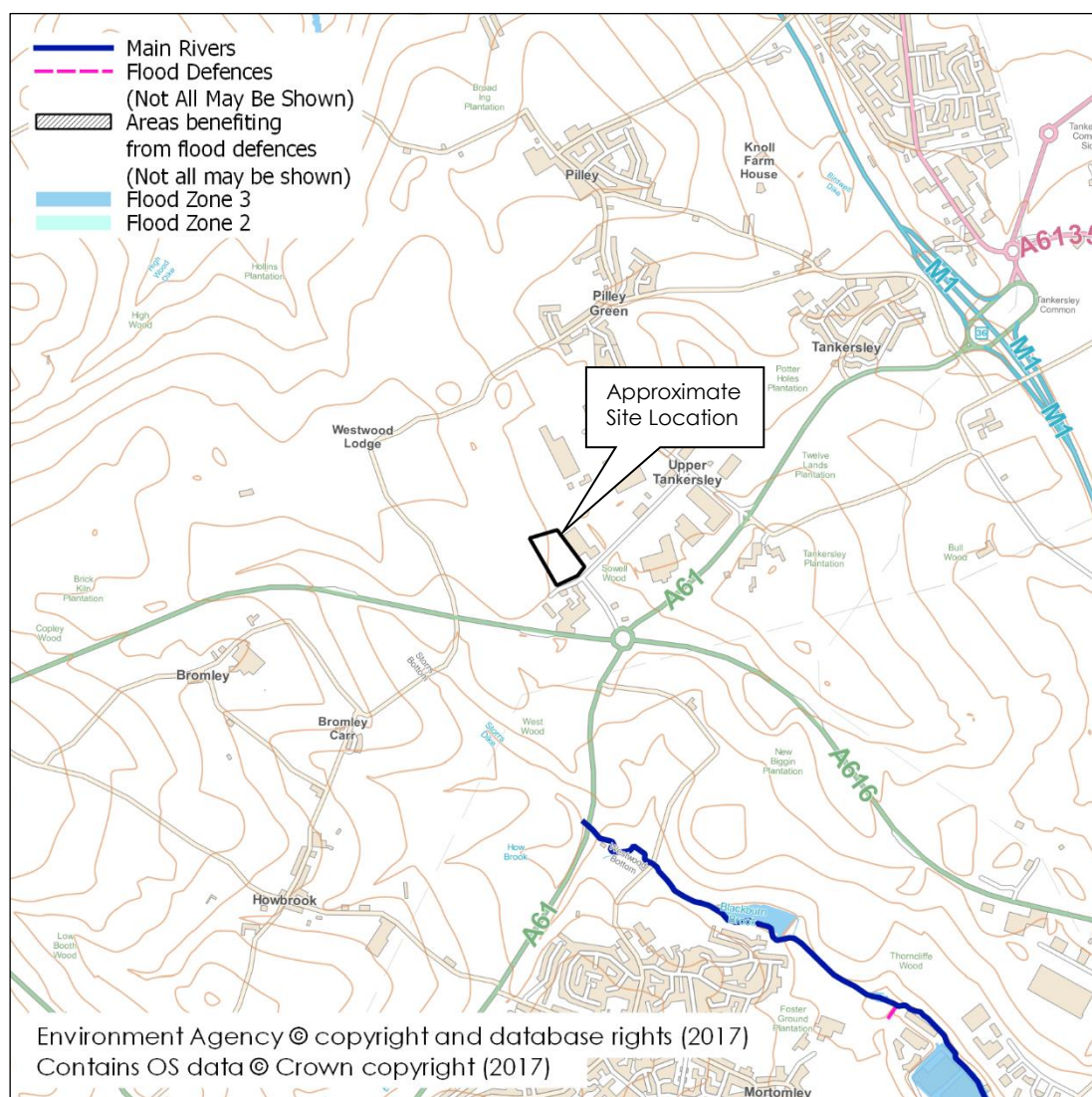


Figure 2.1 - Environment Agency Flood Map for Planning (Rivers and Sea)

The Design Flood

- 2.12 The Planning Practice Guidance identifies that new developments should be designed to provide adequate flood risk management, mitigation, and resilience against the 'design flood' for their lifetime.
- 2.13 This is a flood event of a given annual flood probability, which is generally taken as fluvial (river) flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year), or tidal flooding with a 0.5% annual probability (1 in 200 chance each year), against which the suitability of a proposed development is assessed and mitigation measures, if any, are designed.

Preliminary Flood Risk Assessment

- 2.14 A Preliminary Flood Risk Assessment (PFRA) is an assessment of floods that have taken place in the past and floods that could take place in the future. It generally considers flooding from surface water runoff, groundwater and ordinary watercourses, and is prepared by the Lead Local Flood Authorities.
- 2.15 The Barnsley MBC Council PFRA⁴ considers flooding from surface water runoff, groundwater, ordinary watercourses and canals. It also references any historic river flooding which has occurred in the local area. However, no historic instances of flooding at the site are referenced. Information from the PFRA will be referenced within this report where applicable.

Strategic Flood Risk Assessment

- 2.16 A Strategic Flood Risk Assessment (SFRA) is a study carried out by one or more local planning authorities to assess the risk to an area from flooding from all sources, now and in the future.
- 2.17 The Barnsley MBC Level 1 SFRA⁵ has been reviewed in the production of this FRA. The SFRA provides information specific to the site location in the form of fluvial, surface water and groundwater flood risk mapping, as well as records of historic flooding. Information from the Level 1 SFRA will be referenced within **Section 3.0** where applicable.

Local Flood Risk Management Strategy

- 2.18 A Local Flood Risk Management Strategy (LFRMS) is prepared by a Lead Local Flood Authority to help understand and manage flood risk at a local level. The LFRMS aims to ensure that the knowledge of local flood risk issues is communicated effectively so that they can be better managed. The LFRMS also aims to promote sustainable development and environmental protection.
- 2.19 The Barnsley LFRMS⁶ has been reviewed and will be referenced within this report where applicable.

⁴ Barnsley MBC Preliminary Flood Risk Assessment (Barnsley MBC, July 2011)

⁵ Barnsley MBC Level 1 Strategic Flood Risk Assessment (JBA Consulting, September 2010)

⁶ Local Flood Risk Management Strategy (Barnsley MBC, December 2015)

3.0 POTENTIAL SOURCES OF FLOOD RISK

- 3.1 Flooding can occur from a variety of sources, or combination of sources, which may be natural or artificial. **Table 3.1** below identifies the potential sources of flood risk to the site in its current condition, and the impacts which the development could have in the wider catchment, prior to mitigation. These are discussed in greater detail in the forthcoming section. The mitigation measures proposed to address flood risk issues and ensure the development is appropriate for its location are discussed within **Section 4.0**.

Table 3.1 - Pre-Mitigation Sources of Flood Risk

Flood Source	Potential Risk				Description
	High	Medium	Low	None	
Fluvial			X		The site is located entirely within Flood Zone 1.
Coastal/Tidal				X	The site is not influenced by the tide.
Canals				X	There are no canals within the local vicinity of the proposed development.
Groundwater			X		BGS mapping and historical groundwater records, show the site is at low risk of groundwater flooding.
Reservoirs and waterbodies				X	The site is shown to fall outside the area at risk of reservoir failure.
Pluvial runoff			X		Environment Agency mapping indicates no surface water flow paths from 3 rd party are present in the local area.
Sewers			X		The sewer network around the site may have limited capacity, which could be exceeded in an extreme storm event. However, based on topography, exceedance flows from existing sewers would flow away from the proposed development.
Effect of Development on Wider Catchment			X		Development will not result in impedance or loss of fluvial or surface water route.
			X		An increase in runoff will occur as result of the proposed development.

Fluvial Flood Risk

- 3.2 Flooding from watercourses occurs when flows exceed the capacity of the channel, or where a restrictive structure is encountered, which leads to water overtopping the banks into the floodplain. This process can be exacerbated when debris is mobilised by high flows and accumulates at structures.
- 3.3 The closest Main River is the Storrs Dike, which can be found approximately 950m to the south of the site. The Dike is Ordinary Watercourse upstream of Westwood New Road (550m at the closest point to the site) and flows into Westwood Country Park lake.
- 3.4 The distance from the river and the intervening topography means that the proposed development site is well removed from the flood extent of the Storrs Dike.
- 3.5 Therefore, the site is considered to be at low risk from any fluvial sources.

Flood Risk from Canals

- 3.6 There are no navigable canals or canal networks within Barnsley and the Canal and Rivers Trust do not have any canals within the Barnsley metropolitan borough boundary. Therefore, there is no perceived future flood risk from canals owned by Canal and Rivers Trust.

Groundwater Flood Risk

- 3.7 British Geological Survey records identifies the underlying geology to be comprised of Pennine Lower Coal Measures Formation - with superficial deposits of Mudstone, Siltstone and Sandstone, which is unlikely to facilitate movement of water within the ground.
- 3.8 The British Geological Survey aquifer maps identifies the bedrock designation as Secondary A, this is defined as ' permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers'.
- 3.9 A review of British Geological Survey borehole records, identifies groundwater was not encountered within any of the boreholes within the local vicinity. According to the Barnsley MBC SFRA, there are no known reports of groundwater flooding in the authority area. Therefore, the risk of flooding from groundwater is assessed to be low.

Flood Risk from Reservoirs & Large Waterbodies

- 3.10 Flooding can occur from large waterbodies or reservoirs if they are impounded above the surrounding ground levels or are used to retain water in times of flood. Although unlikely, reservoirs and large waterbodies could overtop or breach leading to rapid inundation of the downstream floodplain.
- 3.11 To help identify this risk, reservoir failure flood risk mapping has been prepared, this shows the largest area that might be flooded if a reservoir were to fail and release the water it holds. The map displays a worst case scenario and is only intended as a guide.

- 3.12 The reservoir failure flood risk map shows the site is located outside of the maximum extent of flooding. Therefore, the proposed development is not at risk of reservoir flooding.

Pluvial Flood Risk

- 3.13 Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed, leading to the accumulation of surface water and the generation of overland flow routes.
- 3.14 Risk of flooding from surface water mapping has been prepared, this shows the potential flooding which could occur when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. An extract from the mapping is included as **Figure 3.1**.

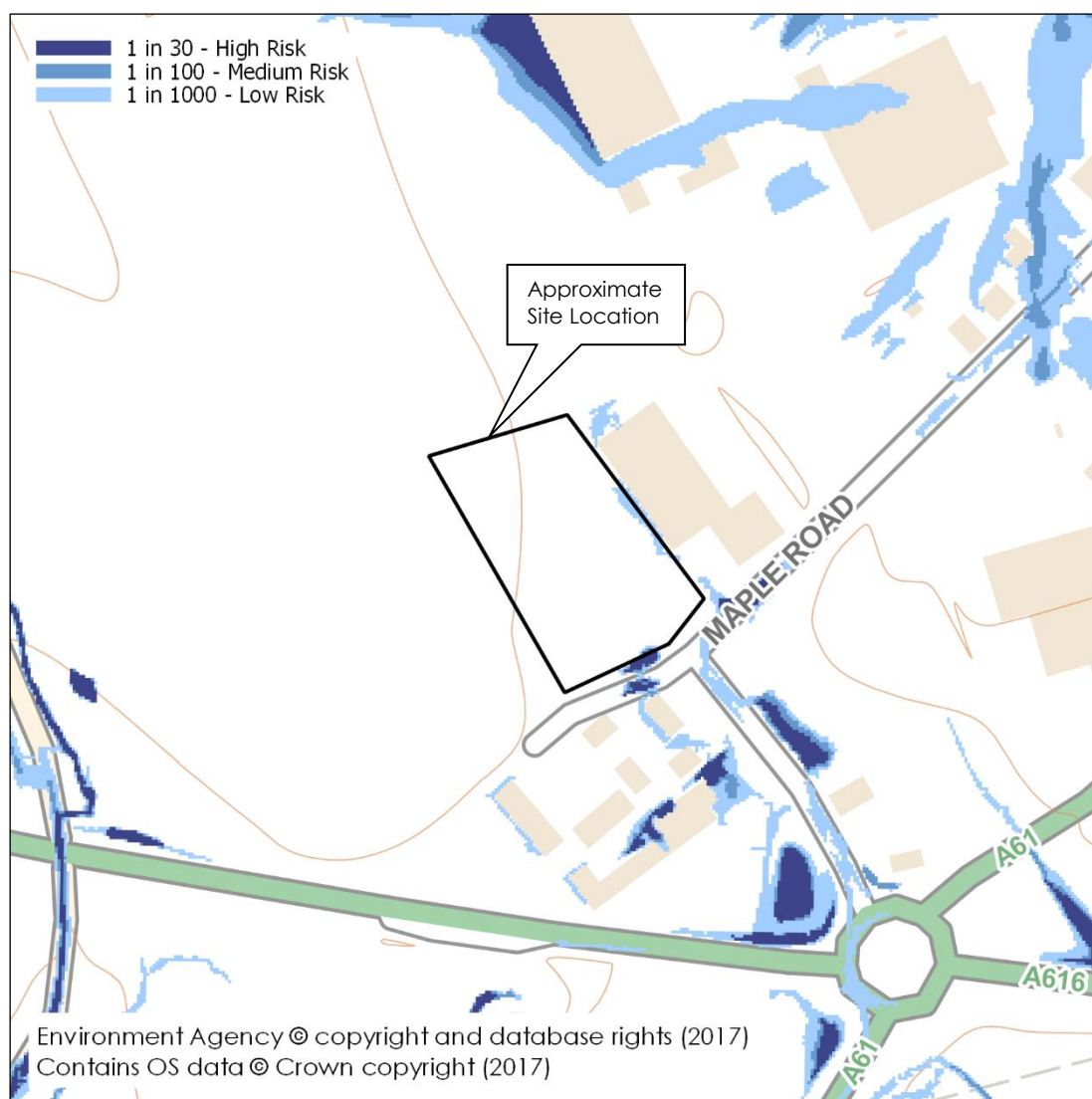


Figure 3.1 - Risk of Flooding from Surface Water Mapping

- 3.15 Environment Agency surface water mapping and mapping shown in the PFRA shows the entire site to be at 'Very Low' risk of pluvial flooding.
- 3.16 The overall flood risk posed to the site from pluvial sources is therefore considered to be low.

Flood Risk from Sewers

- 3.17 Sewer flooding can occur when the capacity of the infrastructure is exceeded by excessive flows, or as a result of a reduction in capacity due to collapse or blockage, or if the downstream system becomes surcharged. This can lead to the sewers flooding onto the surrounding ground via manholes and gullies, which can generate overland flows.
- 3.18 Yorkshire Water sewer records provided in **Appendix 3** show the site is currently served by an existing surface (225mm) and foul (225mm) water sewer network, within Maple Court to the south of the site.
- 3.19 According to the Barnsley MBC PFRA there have been no incidences of sewer flooding within the vicinity of the site.
- 3.20 Based on topography of the site, in the unlikely event surcharging and flows reaching the surface, flows are expected to be directed away from the proposed development site.
- 3.21 Therefore, the risk of flooding from sewers is considered to be low.

Effect of Development on Wider Catchment

Development Drainage

- 3.22 Post development surface water flows will be restricted to pre-development greenfield rates. Therefore, there will be no increase in flood risk to the wider catchment as a result of development. A foul and surface water drainage strategy has been completed separately to this Flood Risk Assessment.

4.0 FLOOD RISK MITIGATION

- 4.1 **Section 3.0** has identified the sources of flooding which could potentially pose a risk to the site and the proposed development. This section of the FRA sets out the mitigation measures which are to be incorporated within the proposed development to address and reduce the risk of flooding to within acceptable levels.

Development Levels

Finished Levels

- 4.2 As the proposed development is situated wholly within Flood Zone 1, it is not deemed necessary to provide specific flood mitigation proposals.
- 4.3 Where possible, ground levels should be profiled to encourage pluvial runoff and overland flows away from the built development and towards the nearest drainage point.

5.0 CONCLUSIONS AND RECOMMENDATIONS

- 5.1 This Flood Risk Assessment (FRA) has been prepared in accordance with requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. The FRA has been produced on behalf of Company Shop and Rula Developments Ltd in respect of a planning application for a commercial development in Tankersley, South Yorkshire.
- 5.2 This FRA is intended to support an outline planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.
- 5.3 This report demonstrates that the proposed development is at an acceptable level of flood risk. The identified risks and mitigation measures are summarised within **Table 5.1**:

Table 5.1 - Summary of Flood Risk Assessment

Flood Source	Risk & Proposed Mitigation Measures
Pluvial and Sewers	Mitigated by re-profiling land to ensure flows are directed to positively drained areas.
This summary should be read in conjunction with BWB's full report. It reflects an assessment of the Site based on information received by BWB at the time of production.	

- 5.4 In compliance with the requirements of National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the site.

APPENDIX 1

Topographic Survey



Station Name	Eastings (m)	Northings (m)	Height (m)
BWB01	433574.989	399232.294	158.182
BWB02	433554.220	399223.660	158.276
BWB03	433467.159	399167.617	159.181

Notes

- Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
- This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
- All dimensions in metres unless noted otherwise. All levels in metres unless noted otherwise.
- Any discrepancies noted on site are to be reported to the engineer immediately.
- No scale factor has been applied to this survey, therefore the os coordinates are to be treated as arbitrary. Please refer to survey station information below for on site control establishment.
- All coordinates and height data relate to OSGB36(15). Control stations are coordinated by means of GPS receiving real time corrections via OS smart net.
- All manhole data is collected from ground level therefore discrepancies may occur. More accurate data is only achievable via confined space entry.
- OS license number: 100022432

Legend

	OS Buildings		Contour Lines
	Surveyed Buildings		Inspection Chamber
	Building		Flow direction and pipe diameter
	Wall		Station and Name
	Kerb Channel Line		Monitoring Borehole
	Top of Kerb		Tree / Bush / Sapling
	Edge of Surface		Area of Vegetation/ Extent of Tree Canopy
	Top of Bank		Hedge
	Bottom of Bank		Body of Water
	Canopy / Overhang		Body of Water from OS
	Line Marking		Spot Level
	Centre Line		Assumed Surface
	Watercourse		Water Drainage Line
	Centre Line		
	Barrier		
	Fence		
	Gate		
	Overhead Powerline		
	Overhead Utilities		

AP

Anchor Point

BO

Bollard

BS

Bus Stop

BT

British Telecom

C

Crest

CL

Cover Level

CMP

Cable Marker

CCTV

Security Camera

CTV

Cable TV

DC

Drainage

DK

Drop Kerb

DP

Down Pipe

Elec

Electric

EP

Electricity Post

ER

Earth Rod

FH

Fire Hydrant

FL

Floodlight

FBW

Fence Barbed Wire

FCB

Fence Closed Board

FCL

Fence Chain Link

FEL

Fence Electric

FMP

Fence Metal Panel

FMR

Fence Metal Railing

FCB

Fence Open Board

FPW

Fence Post & Wire

FSP

Fence Steel Palisade

FWM

Fence Wire Mesh

FFL

Finished Floor Level

FP

Flagpole

Gas

Gas

GV

Gas Valve

GY

Gully

HT

Height

IC

Inspection Chamber

IFL

Internal Floor Level

IL

Invert Level (as a reduced level)

LB

Litter Bin

LP

Lamp Post

MH

Manhole

Mkr

Service Marker

PB

Post Box

PT

Post

RE

Rodding Eye

SP

Sign Post

ST

Stop Tap

SV

Stop Valve

TCB

Telephone Call Box

THL

Threshold Level

TL

Traffic Light

TP

Telegraph Post

TS

Traffic Signal

UTS

Unable to Survey

WL

Water Level

WM

Water Meter

WO

Wash Out

P1	31.03.17	First Issue	DS	SS
Rev	Date	Details of issue / revision	Dnw	Rev

Issues & Revisions

BWB

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Client

RULA Developments Ltd

Project Title

Land off Maple Road Tankersley

Drawing Title

Existing Site Plan

Drawn:	D.Smith	Reviewed:	S.Shreeves
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BWB Ref:	LDH2179	Date:	31.03.17	Scale@A1:	1:500
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Drawing Status	Information
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Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
MRT-BWB-00-ZZ-DR-G-0001	S2	P1

APPENDIX 2

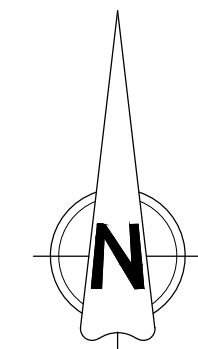
Development Proposals



notes

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Schedule of Accommodation
All areas are approximate gross internal

Distribution Centre	13,563 sq.m.	146,000 sq.ft.
Two Storey Offices	372 sq.m.	4,000 sq.ft.
Total	13,935 sq.m.	150,000 sq.ft.
Parking	93 no. car spaces	
Total Gross Site Area	3.10 ha.	7.66 acres approx.

no. date revision by



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aja architects llp is a limited liability partnership registered in England No. OC326721

client

Company Shop /
Rula Developments Ltd

project

Proposed Development
Maple Road
Tankersley
South Yorkshire

drawing

Indicative Site Layout Plan

scale 1:500 @ A1 drawn rpw

checked spp date 28.04.17

no

6157 - 016
PLANNING

APPENDIX 3

Yorkshire Water sewer records



BWB Consulting Ltd
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Colmore Business District
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armani.akbar-roy@bwbconsulting.com

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482
Fax: (01274) 372 834

Your Ref: Maple Court, Tankersley
Our Ref: T005079

Email:
Technical.Sewerage@yorkshirewater.co.uk

For telephone enquiries ring:
John Wellham on 0345 120 8482

6th April 2017

Dear Sir/Madam,

Land off Maple Court, Tankersley, Barnsley, S75 3DP - Pre-planning sewerage enquiry on R522892 - Commercial

Thank you for your recent enquiry and remittance. Our official VAT receipt has been sent to you under separate cover. Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records.

The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months:

> FOUL WATER

Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

Foul water domestic waste should discharge to the 225mm diameter public foul sewer recorded in Maple Road.

Please note that as a result of the Water Industry (Scheme for Adoption of Private Sewers) Regulations 2011, there are public sewers not shown on our mapping records. It may be the case that there are unmapped sewers capable of accommodating the proposed foul water discharge in the vicinity of the site. It is recommended that the developer investigates this by visiting the site to establish the location of any transferred public sewers.

> SURFACE WATER

The developer's attention is drawn to Requirement H3 of the Building Regulations 2000. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.



Sustainable Drainage Systems (SuDS), for example the use of soakaways and/or permeable hardstanding etc, may be a suitable solution for surface water disposal appropriate in this situation. You are advised to seek comments on the suitability of SuDS in this instance from the appropriate authorities.

The local public sewer network does not have capacity to accept any surface water from the proposed site. If SuDS are not viable, the developer is advised to contact the Environment Agency/local Land Drainage Authority with a view to establishing a suitable watercourse (if any nearby) for discharge.

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board, with regard to surface water disposal from the site.

As the proposal site is currently undeveloped no surface water is known to have previously discharged to the public sewer network.

> HIGHWAYS

As a last resort, highway drainage may be accepted under certain circumstances. If it can be demonstrated, through satisfactory evidence, that SUDS are not a viable option, there are no watercourses or highway drains available and if capacity is available within the public sewer network, highway drainage discharges to the public sewer network may be permitted. In this event, the developer may be required to enter into a formal agreement with Yorkshire Water Services under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network.

> GENERAL

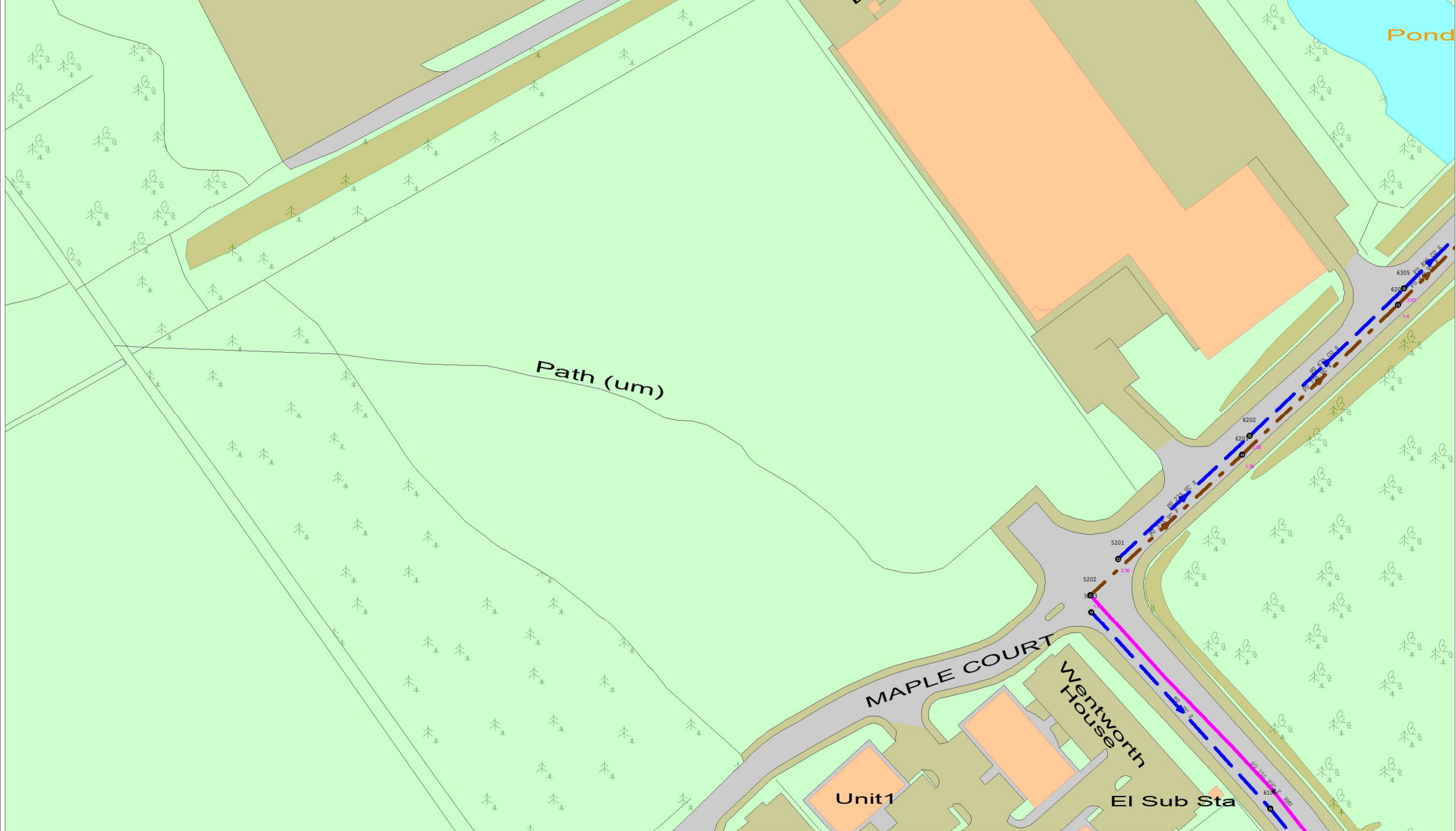
The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. No land drainage to be connected/discharged to public sewer.

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0345 120 84 82.

All the above comments are based upon the information and records available at the present time. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours faithfully

Developer Services Team



433252 : 399147	Map Name : SK3399SW	Title	Partial Key	This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers. No house or property connections are shown.
 YorkshireWater	Yorkshire Water, PO Box 500, Halifax Road, Bradford BD6 2LZ Contact Name : Wellham Contact Tel :	Notes	Foul Sewer = F Combined Sewer = C Surface Water Sewer = SW Trade Sewer = TD Partially Separate = PS	
			(Ody) COPYRIGHT STATEMENTS: Reproduced by permission of Ordnance Survey on behalf of HMSO © Crown copyright and database 2014. All rights reserved Ordnance Survey Licence number 100022432	Date Req : 06/04/2017, 11:35:07 Date Gen : 06/04/2017, 11:35:19
			Source : Sewer Network Enquiry	

BWB

