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Our Ref:- B13/5707/GS/PW/8-1

Your Ref:- P014399 (Planning ref 2013/ENQ/00860)

Date:- 30 October 2013

Land & Planning
Yorkshire Water Services Limited
PO Box 500
Western House
Western Way
Halifax Road
Bradford
BD6 2LZ

Copy

FAO: Stephanie Walden
Land Use Planning Manager

Dear Ms Walden,

Discharge of Planning Condition 4 of application 2012/0818.
Alterations to Existing Factory at Unit N Zenith Park,
Whaley Road, Barugh Green, Barnsley, S75/1HT

Following receipt of your consultation to Steven Kirkham at Barnsley MBC Planning, in respect of the above, please find enclosed a copy of the site plan drawing.

This is demarked with the existing public sewer, sited to the east of the proposed works, for clearer identification marked in blue.

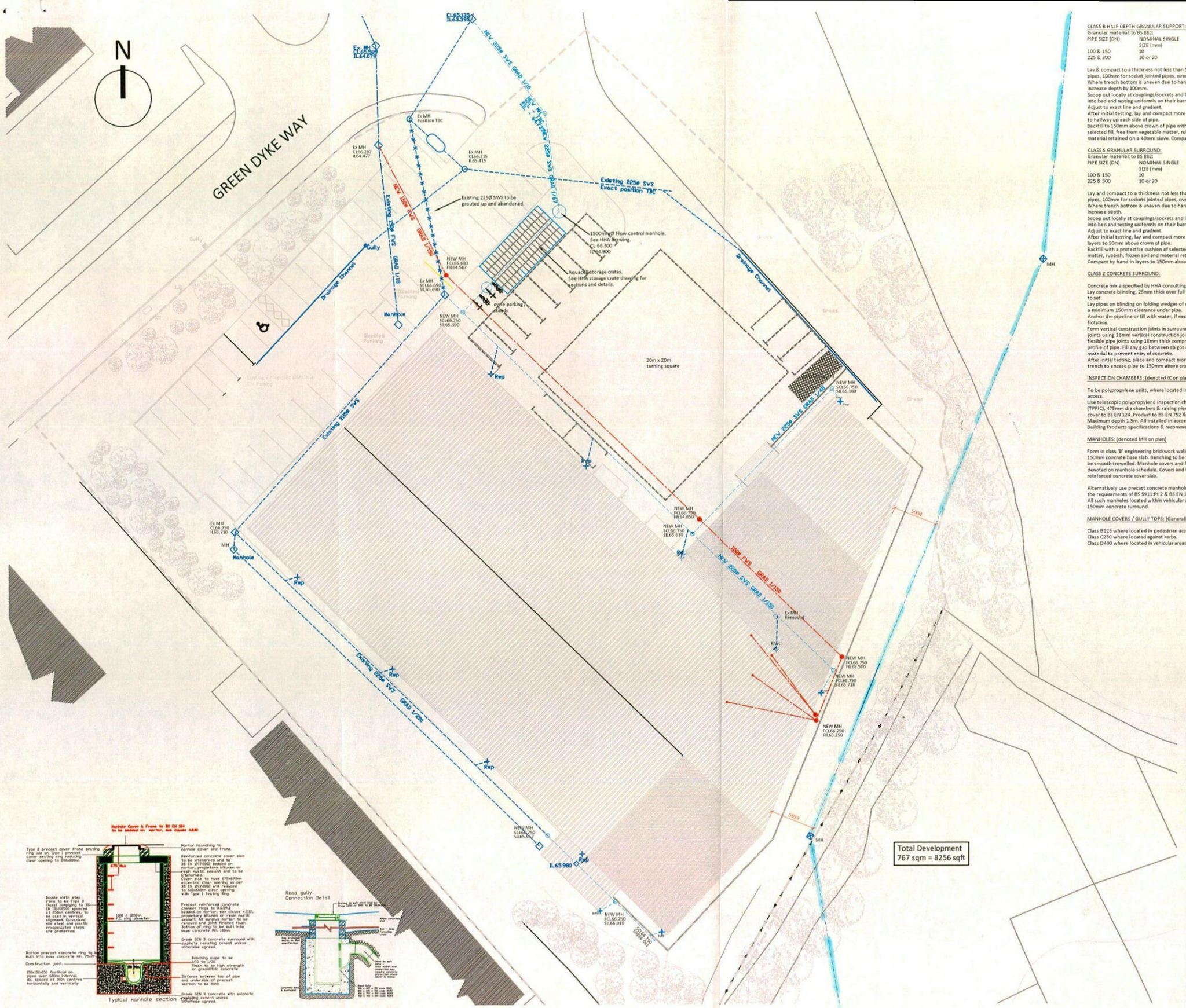
We confirm our site surveyors and engineers have surveyed the actual position of the sewer, which differs somewhat from your own records.

Should you have any further comment on the application to the council I expect we will receive your comments via the planning officer.

Yours sincerely,

GERALD SHARP. MSc. ICIOB

Cc: Steven Kirkham. Barnsley MBC



Typical manhole section

Road gully Connection Detail

CLASS B HALF DEPTH GRANULAR SUPPORT:

Granular material: to BS 882:

PIPE SIZE (DN)	NOMINAL SINGLE SIZE (mm)	GRADED SIZE (mm)
100 & 150	10	NOT PERMITTED
225 & 300	10 or 20	20 to 5

Lay & compact to a thickness not less than 50mm for sleeve jointed pipes, 100mm for socket jointed pipes, over full width of trench.
Where trench bottom is uneven due to hard spots or other reason, increase depth by 100mm.
Scoop out locally at couplings/sockets and lay pipes digging slightly into bed and resting uniformly on their barrels.
Adjust to exact line and gradient.
After initial testing, lay and compact more granular material uniformly to halfway up each side of pipe.
Backfill to 150mm above crown of pipe with a protective cushion of selected fill, free from vegetable matter, rubbish, frozen soil and material retained on a 40mm sieve. Compact in 100mm layers.

CLASS S GRANULAR SURROUND:

Granular material: to BS 882:

PIPE SIZE (DN)	NOMINAL SINGLE SIZE (mm)	GRADED SIZE (mm)
100 & 150	10	NOT PERMITTED.
225 & 300	10 or 20	20 to 5

Lay and compact to a thickness not less than 50mm for sleeve jointed pipes, 100mm for sockets jointed pipes, over full width of trench.
Where trench bottom is uneven due to hard spots or other reason, increase depth.
Scoop out locally at couplings/sockets and lay pipes digging slightly into bed and resting uniformly on their barrels.
Adjust to exact line and gradient.
After initial testing, lay and compact more granular material in 100mm layers to 50mm above crown of pipe.
Backfill with a protective cushion of selected fill, free from vegetable matter, rubbish, frozen soil and material retained on a 40mm sieve, Compact by hand in layers to 150mm above crown of pipe.

CLASS Z CONCRETE SURROUND:

Concrete mix a specified by HHA consulting engineers.
Lay concrete blinding, 25mm thick over full width of trench and allow to set.
Lay pipes on blinding on folding wedges of compressible board to give a minimum 150mm clearance under pipe.
Anchor the pipeline or fill with water, if necessary, to prevent flotation.
Form vertical construction joints in surround at face of flexible pipe joints using 18mm vertical construction joints in surround at face of flexible pipe joints using 18mm thick compressible board precut to profile of pipe. Fill any gap between spigot and sockets with resilient material to prevent entry of concrete.
After initial testing, place and compact more concrete for full width of trench to encase pipe to 150mm above crown or as detailed.

INSPECTION CHAMBERS: (denoted IC on plan)

To be polypropylene units, where located in pedestrian only areas of access.
Use telescopic polypropylene inspection chambers, Hepworth Wavin (TPPIC), 475mm dia chambers & raising pieces, base unit, DN325 cover to BS EN 124. Product to BS EN 752 & BS 7158.
Maximum depth 1.5m. All installed in accordance with Hepworth Building Products specifications & recommendations.

MANHOLES: (denoted MH on plan)

Form in class 'B' engineering brickwork walling 1B thick built up on 150mm concrete base slab. Benching to be formed to channels & to be smooth trowelled. Manhole covers and frames to be graded as denoted on manhole schedule. Covers and frames to be set in 150mm reinforced concrete cover slab.

Alternatively use precast concrete manhole sections complying with the requirements of BS 5911:Pt 2 & BS EN 1917.
All such manholes located within vehicular areas shall be encased in 150mm concrete surround.

MANHOLE COVERS / GULLY TOPS: (Generally)

Class B125 where located in pedestrian access only areas.
Class C250 where located against kerbs.
Class D400 where located in vehicular areas.

SURFACE WATER DRAINAGE

Underground drainage pipework to be vitrified clay plain-end pipes & fittings with flexible polypropylene coupling joints, all to BS EN 295-1: System G. (Densleeve type as manufactured by Naylor Drainage Limited, Clough Green, Cawthorne, Barnsley S75 4AD).
Pipework runs to be bedded as denoted on the drainage drawing / site plan, or as stated within drainage design by Haigh Huddleston Associates.

All drains to have 150mm. concrete surround where cover is less than 1m. to invert and under building, substructure walling to be lintelled over the same.
Where below ground drainage pipework is concrete encased, flexible joints to be provided in concrete by inserting an 18mm thick compressible board (fibre board or polystyrene) at centres of 2.3m maximum, pre-cut to pipe dia. and to height and width equal to the concrete cross section. All drainage runs and means of draining materials to be designed and specified by Haigh Huddleston Associates.

FOUL WATER DRAINAGE

Position and directions of all FW drains and manholes to be designed and specified by Engineers.
All underground drainage pipework & fittings to be as stated for surface water drainage above.

WHITE LINING

4800 x 2400mm parking bay and associated markings to be made in thermoplastic paint. Bay markings 100mm wide.

VEHICULAR SURFACING WORKS

To consist of:
Wearing Course - 25mm of 6mm nom size dense bitumen macadam
Base Course - 65mm of 20mm nom size dense bitumen macadam
Sub-Base - 300mm type 1 MOT stone

PAVINGS TO FOOTWAYS

To consist of:
Textured concrete pavings, Marshalls Saxon from standard range.
Paving bedded on 50mm sand base on 150mm hardcore sub-base.

PREPARATION

Prior to planting, shrub beds shall be forked, dug, hoed and stone picked to create a smooth, even surface free from weeds, stones greater than 50mm in any dimension or other deleterious material.
Any perennial weed shall be removed including the roots. If necessary an approved herbicide shall be applied to manufacturer's instructions.

IMPORTED TOPSOIL

Break up and remove hard surfacing / ground.
Provide as necessary to make up any deficiency existing on site and to complete the work.
Grade :General purpose to BS 3882.
Grading :Reasonably free of stones and with maximum size of 50mm in any dimension.
Purity :Free of weeds, roots of perennial weeds, sticks, subsoil and foreign matter.
Spreading :Spread when reasonably dry, maintaining crumb structure, Not to be compacted and spread in max. 150mm layers.

TURFING

Soil to be prepared with all stones removed. Surface to be lightly scarified and graded to slope evenly where gradients necessary.
Supply, lay and bed imported turf to be sourced from an Approved landscape turf supplier (Turf should be in accordance with the specifications given in BS 3969, and laid in accordance with BS 4428:1989, Section 6).

TREE REMOVAL

Pre-Construction works to include lopping of trees as demarked.
Appointed tree surgeon to carefully take down trees, remove from site, grind out stump and grub up roots.
Care to be taken where trees adjacent to boundaries, drain runs or buildings.
All works to be carried out by licenced operator experienced in tree removal.
NOTE: No work is permitted to any tree outside the site boundary.

NOTE: REFER TO HAIGH HUDDLESTON ASSOCIATES DRAWING E13/5775/07 FOR DRAINAGE DESIGN

Revisions:

No.	Comment	Date	By
A.	Client revisions.	04.07.2012	GS
B.	Client revisions & technical additions (drainage). Scale changed.	28.01.2013	GS
C.	Compressor housing added.	15.03.2013	GS
D.	Additional parking & associated requirements to meet highways comments.	07.05.2013	GS
E.	Annotation & details added.	01.07.2013	GS
F.	Drainage to engineering production deleted at client instruction.	25.09.2013	GS

Drawing Status:

☐ Preliminary ☐ Planning Permission ■ Building Regulation ☐ Tender ☐ Construction

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Job Title

Proposed Extension to Factory
at Unit N, Zenith Park,
Whaley Road, Barnsley S75 1HT

Drawing Title

Proposed Site Plan

Client

Melett Limited

Drawn	Checked	Date	Scale	Sheet Size	Drawing No.	Rev.
FJO		11/11	1:200	A1	B11/5509/04	F