PROPOSED TOWN & COUNTRY PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

AT
LAND AT PARK VIEW
BRIERLEY
BARNSLEY

For

Ms S. DUNLAVEY

PRELIMINARY DRAINAGE ASESSMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

Barnsley MBC have indicated that a SUDs assessment is required to supplement the Town & Country Planning application for 14 Dwellings.

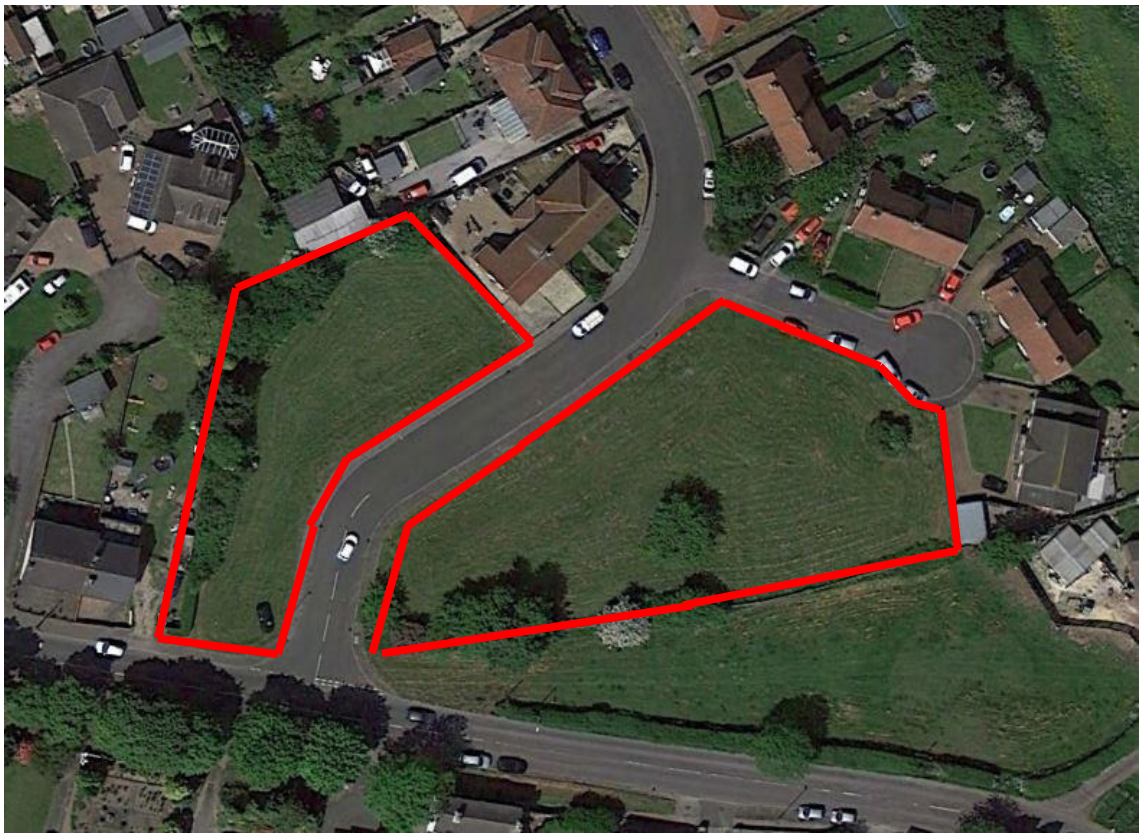
All new development will be expected to use Sustainable Drainage Systems (SuDS) unless it can be demonstrated that SuDS are impractical. The Drainage Details should include an assessment to demonstrate how proposed SuDS would work and be maintained and include measures to avoid water contamination and safeguard groundwater supply.

The general approach will be in line with SUDs Management train (see paragraph 1.3.2. from the SuDS Manual which is intended to mimic the natural catchment process as closely as possible.

Full percolation tests and drainage calculations will be submitted as required and it is expected that a condition to this effect will be included in any approval for the site development.

2 THE SITE

The site is situated at Park View which lies on the eastern outskirts of Breirley.



These two areas of unused pieces of land covered in maintained grass are located at the entrance to a Council housing estate in Brierley. Part of the land has the benefit of planning permission gained in 2013 for the development of two bungalows.

The land is grass covered and is currently vacant, however Barnsley MBC have carried out regular grass cutting to the main areas.

The proposal is for a development of dwellings with associated parking and pathways. The total impermeable area proposed is 1432sqm.
There are no proposed new highways and highway drainage is not required.

3 YORKSHIRE WATER

Yorkshire Water has confirmed that discharge of surface water to the existing sewer network will only be granted if it can be shown that infiltration techniques and discharge to a watercourse are not feasible.

It is understood that YWA will be consulted by BMBC via the formal planning process to confirm the surface water drainage requirements.

4 DISCHARGE OPTIONS

1. Infiltration will be the preferred option with adequate areas of land within the site curtilage of each property to accommodate soakaways and or other alternative filtration systems to manage run offs from roofs and hardstandings,, subject to satisfactory percolation test results.

2. There is no local watercourses in the area available to discharge rainwater to

3. Surface water sewer- there is no surface water sewer shown on YWA records available to receive surface water discharge.

4. As a last resort a connection may be required into the existing combined sewer network subject to on-site retention to reduce the run off to an amount to be agreed with YWA

7 CONCLUSIONS

Pending an approval for development of the site a full site investigation will be undertaken to determine the permeability of the prevailing ground conditions and a system of filtration for surface water disposal will be designed. Details to be submitted to the LPA for approval