Gladedale

Gladedale (South Yorkshire) Ltd

PROPOSED DRAINAGE STRATEGY
FOR RESIDENTIAL DEVELOPMENT AT

PARK STREET, WOMBWELL, BARNSLEY

Enclosures

Yorkshire Water letter.

DRAINAGE STRATEGY FOR THE PROPOSED RESIDENTIAL DEVELOPMENT AT THE GRANGE PARK STREET, WOMBWELL

Introduction

The site is situated on Park Street, Wombwell and is the former The Grange suite of offices and car parking with the topography falling towards Park Street with a level plateau where the existing building stands.

The site consisted of various buildings and hard Landscaped in concrete block paving and tarmac with positive drainage.

A copy of the existing drainage records and Yorkshire Water's comments were received on the 4th July 2003. The records show an existing 225mm diameter foul and 225mm diameter surface water sewers in Park Street at between 1.60m and 1.90m deep.

Foul

Yorkshire Water has confirmed that foul flows from the development can drain to the existing 225mm diameter foul sewer in Park Street.

The topography of the site will allow the foul drainage to fall by gravity.

Surface Water

In accordance with current building regulations guidelines the preferred hierarchy of surface water disposal was assessed as follows.

1. **SUDS** - It is considered that Soakaways would not be a suitable method of surface water disposal following the review of the Ground Report the intact sandstone will make soakaways are not a viable option due to the low permeability of the natural ground.

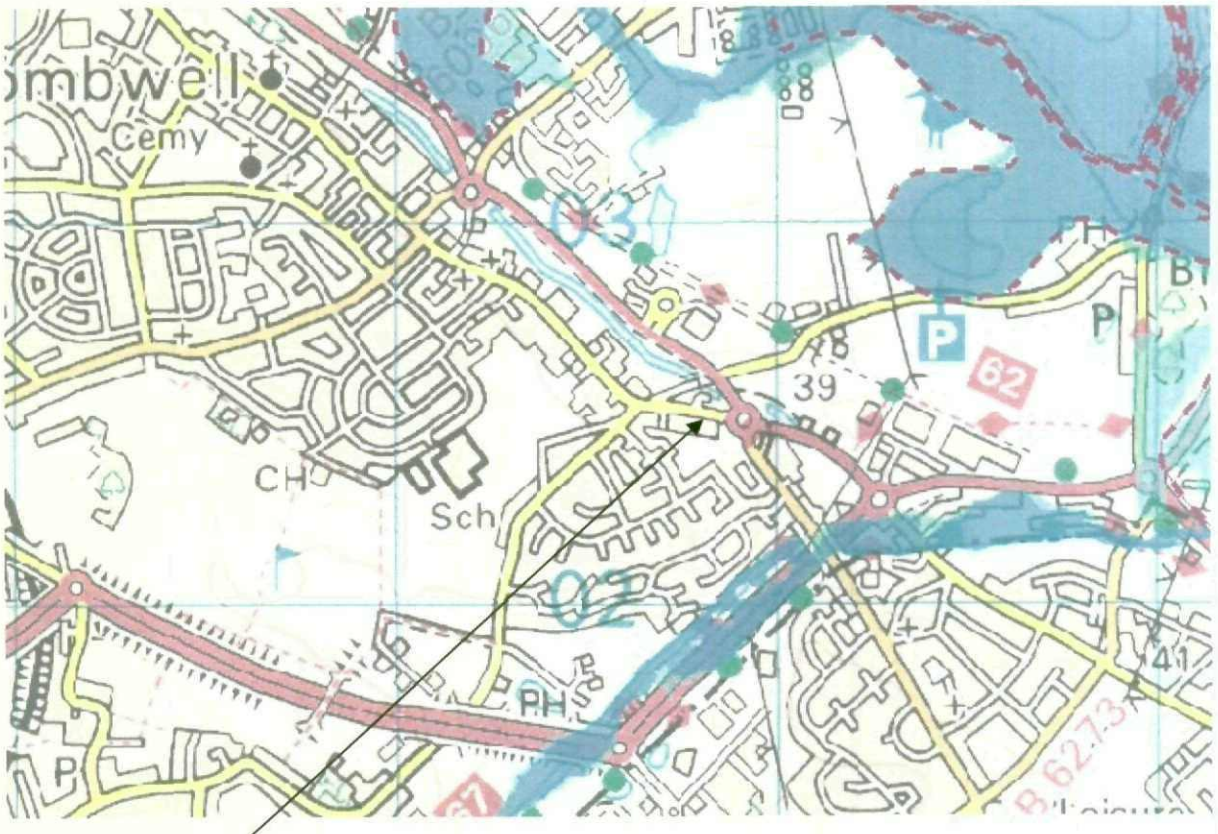
2. **Discharge to Watercourse.** -The disused Dearne and Dove Canal is situated approximately 130m to the West of the site.

   Discharge to Public Sewer. – The proposed Development is a substitution of the existing building with a new Block of 12 Apartments; the impermeable area is to be decreased from 1,314m^2 to 1,188m^2. The site has the benefit of existing surface water connection to the Adopted Sewers and after consideration of the above options it was decided that the surface water discharge would be to drain to the existing 225mm diameter surface water sewer in Park Street utilising the existing connection. Discharge will be limited to a 'like for like' discharge rate.

   To provide an element of SuDS for the site the parking area will incorporate Porous Pavement construction to provide a delay in storm water draining to the surface water system

Flood Risk

The site is located outside of the Environment Agencies Flood Zone 1.



The site

YorkshireWater

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07 JUL 2003

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Ben Bailey Homes Ltd
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Mexborough
S64 9HQ

For the attention of Claire Hudson

Your Ref: Park Street, Wombwell
Our Ref: D004644 /sew/dt-p/peh

4th July 2003

Dear Madam,

Land at Park Street, Wombwell, Barnsley - Pre-Planning Sewerage Enquiry - Residential Development

Thank you for your enquiry of 1st July 2003. Our standard charge of £50-00 plus VAT will be added to your account with us, reference BBH 012. It has been noted that you have requested a response sent by fax and, if appropriate, our premium charge of £5-00 plus VAT will also be added to your account. You will receive an invoice for your account in due course.

Please find enclosed an extract from the Statutory Sewer Map. This indicates the recorded position of the public sewers. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site:

The site should be developed with separate systems for foul and surface water drainage on and off site.

Foul water may discharge to the public foul sewer (225mm diameter) in Park Street, at a point approximately 10 metres north-east of the site.

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

Surface water may discharge to the public surface water sewer (300mm diameter) in Park Street, at a point approximately 15 metres north-west of the site. However, the existing public sewers to which surface water from the site may discharge will have a problem accommodating the anticipated run-off. To prevent overloading of the existing public sewers, a storage tank - or some other means of flow attenuation - will be required to control the rate of discharge of surface water. Surface water discharge(s) to public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing/previous use of the site. To maintain the "status quo" in the public sewer network, any discharge of surface water from the site should take place with (a) similar rate(s) of flow and/or measured area(s) discharging to (a) similar point(s) of connection to that of the existing/previous use of the site. You will need to demonstrate this to Yorkshire Water by means of investigation and calculation carried out at your expense. Alternatively, improvement works to the existing public sewer network may be

carried out through the sewer requisition procedure.

Sustainable Urban Drainage Systems (SUDS), for example the use of soakaways and/or permeable hardstanding etc., may be an alternative 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.

Prospectively adoptable sewers must be designed and constructed in accordance with the WRc publication "Sewers for Adoption - a design and construction guide for developers" 5th Edition as supplemented by Yorkshire Water's requirements, pursuant to an agreement under Section 104 of the Water Industry Act 1991. An application to enter into a Section 104 agreement must be made in writing prior to any works commencing on site. Please contact our Development Team - Technical (telephone 0114 251 8229, Fax 0114 251 8384) for further information.

Land drainage must not be discharged to the public sewer network.

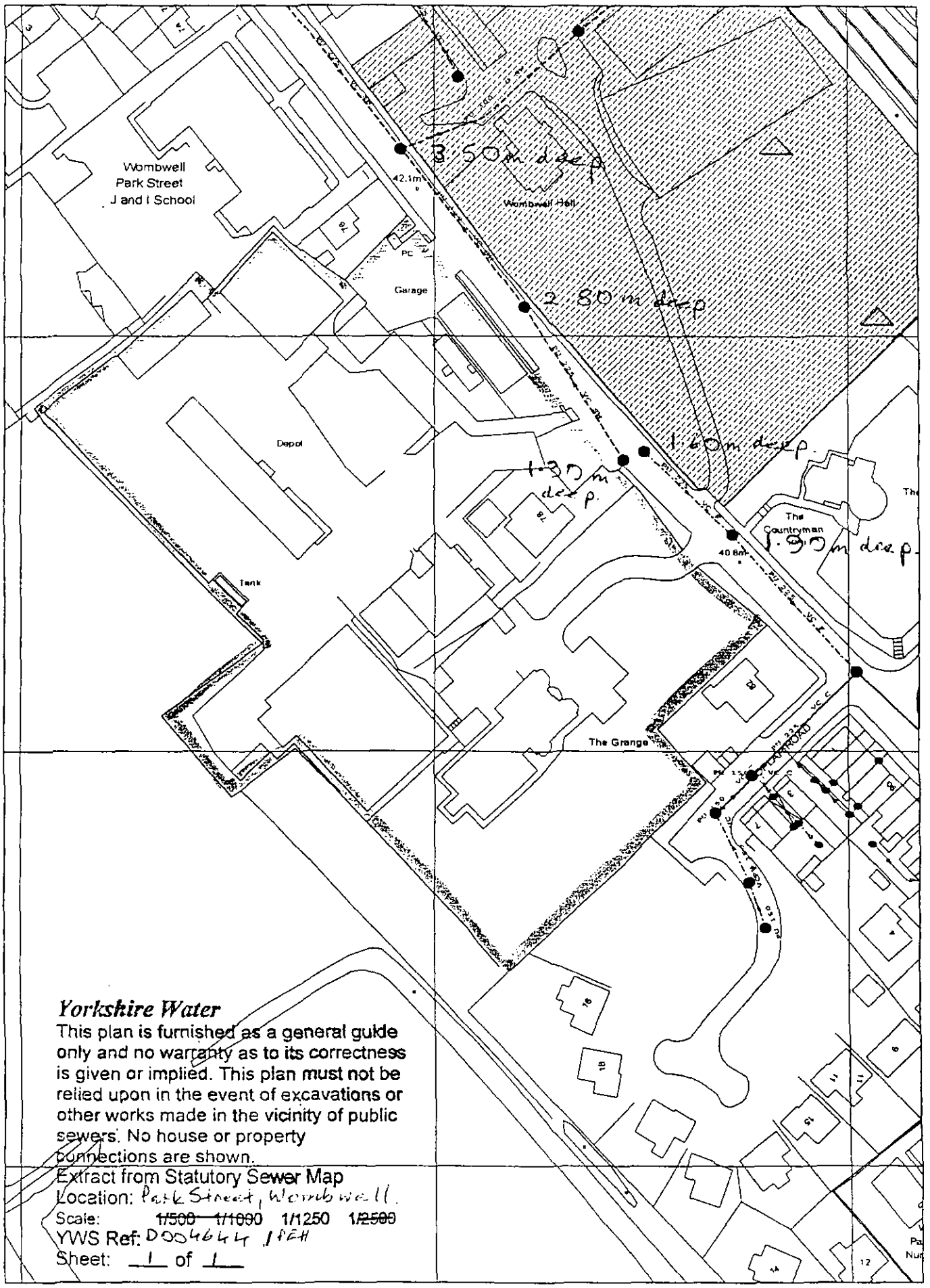
Any new connection to an existing public sewer will require the approval of Yorkshire Water. You may obtain an application form by telephoning 0114 251 8321.

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 generally 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,

P E Hallam

for: Team Leader - Planning



Yorkshire Water

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.

Extract from Statutory Sewer Map

Location: Park Street, Wombwell.

Scale: ~~1/500~~ ~~1/1000~~ 1/1250 ~~1/2500~~

YWS Ref: DO54644 / PEH

Sheet: 1 of 1

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Originator: P Hoffman, New Development

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