



Residential Development off Moorland Avenue,  
Dodworth, Barnsley.

Drainage Statement

Report date 22-03-12  
Peter Barraclough-Smith

# Residential Development off Moorland Avenue, Dodworth, Barnsley.

## Drainage Statement

Gleeson Developments Limited intends to construct a new residential development on the land comprising 33 dwellings. There is to be a mixture of detached and semi-detached type properties. The development will be served by new estate roads and sewers which will be offered for adoption by Barnsley Metropolitan Borough Council and Yorkshire Water respectively.

### Site Description

The site is located immediately adjacent Moorland Avenue at National Grid Reference 432590,405909 and comprises a single piece of land in a general rectangular shape approximately 0.72ha.

The site is bounded by Moorland Avenue to the East, Residential properties to the north, commercial properties to the south and open farmland to the west.

### Existing Drainage

The Water authority sewer records (appendix A) show existing 150 and 225mm diameter Surface water sewers adjacent the opposite side of Moorland Avenue with an existing 100mm diameter foul sewer just within the site boundary flowing under Moorland Avenue and through to the existing properties on the opposite side of Moorland Avenue to the development land.

### Ground Conditions

We have undertaken a Stage 1 and Stage 2 intrusive ground investigation to determine the nature of the ground conditions. This investigation has identified that the soils are generally Clay underlain by Mudstone. These conditions are not suitable for soakaway installation.

The site is generally flat with an embankment down to the farmland to the west. The topography on this site is therefore not considered to be a problem for storage of attenuated surface water flows, however some localised raising of proposed plot ground floor levels will be required in order drain the site by gravity.

### Development Proposals

The development proposals have been assessed and we are in discussion with Yorkshire Water and the Land Drainage Board over the most acceptable point of connection and discharge rates.

It is intended to construct a new foul water drainage system to convey flows to the public foul sewer within/immediately adjacent the site.

The surface water flows from the site will connect to the public 225mm diameter surface water sewer adjacent Moorland Avenue and flows will be restricted to agreed rates with Yorkshire Waters pre development team. Any addition flows will be attenuated on site. Yorkshire Water has confirmed that the discharge rates from the site will be restricted to 28 litres per second, copy correspondence with Yorkshire Water is enclosed in appendix A.

### Conclusion

A residential development comprising 33 dwellings is to be constructed. It will be served by new estate roads and have separate systems of foul and surface water drainage. The drainage system will incorporate attenuation on site to cater for restricted discharge of surface water and which are to be offered for adoption by the Water Authority.

**Appendix A – Public Sewer Records and Correspondence with  
Yorkshire water.**

## Peter Smith

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**From:** Shaun Tonge <Shaun@stonge.fsnet.co.uk>  
**Sent:** 03 February 2012 15:27  
**To:** Peter Smith  
**Subject:** Fw: Moorland Avenue, Dodworth, Barnsley - Pre-Planning Sewerage Enquiry - residential

Hi Pete,

Confirmation that 28l/s is acceptable.

Regards

Shaun

----- Original Message -----

**From:** <Kashif.Khan@yorkshirewater.co.uk>  
**To:** <Shaun@stonge.fsnet.co.uk>  
**Sent:** Friday, February 03, 2012 3:24 PM  
**Subject:** Fw: Moorland Avenue, Dodworth, Barnsley - Pre-Planning Sewerage Enquiry - residential

>  
> Shaun  
>  
> please see letter below.  
>  
> Regards,  
>  
> Kashif.,  
>  
> ----- Forwarded by Kashif Khan/Waste Water/YWS/Yorkshire Water on  
> 03/02/2012 15:23 -----  
>  
>  
>  
> Yorkshire Water Services  
> Developer Services  
> Sewerage Technical Team  
> Shaun@stonge.fsnet.co.uk PO BOX 52  
> Bradford  
> BD3  
> 7AY  
>  
> Your Ref: Tel: 0845 120 8482  
> Our Ref: M008485 Fax: (01274) 372 834  
>  
> Email:  
> Planning.Sewerage@yorkshirewater.  
>  
> co.uk  
>

> For telephone enquiries ring:

>

> Kashif Khan on (0845)120

> 8482

>

> 3rd February

> 2012

>

>

>

>

>

> Dear Sir,

>

> Moorland Avenue, Dodworth, Barnsley - Pre-Planning Sewerage Enquiry -

> residential

>

> Further to your email of yesterday:

>

> It is understood from the recent drainage survey carried out that the

> 100 mm diameter private surface water drain shown on our records is in

> fact a

> 150 mm diameter drain with a gradient of 1 in 31 and a carrying

> capacity of

> 32 l/s

>

> Therefore based on the information provided, curtilage surface water

> from the site may discharge to the 150 mm diameter surface water

> drain. The surface water discharge from the site to be restricted to

> not greater than

> 28 (twenty eight) litres/second.

>

> Yours faithfully

>

>

>

>

> Developer Services Team

>

>

>

>

> -----

>

> Spotted a leak?

> If you spot a leak please report it immediately. Call us on 0800 57

> 3553 or go to <http://www.yorkshirewater.com/leaks>

>

> Get a free water saving pack

> Don't forget to request your free water and energy saving pack, it

> could save you money on your utility bills and help you conserve water.

> <http://www.yorkshirewater.com/savewater>

>

> The information in this e-mail is confidential and may also be legally

> privileged. The contents are intended for recipient only and are

> subject to the legal notice available at



<p>This plan is furnished as a general guide only and no warranty is made as to its accuracy or completeness. This plan should not be used for the purpose of public works. No notice of property contribution.</p>	<p><b>Partial Key</b>          Foul Sewer = F          Combined Sewer = C          Surface Water Sewer = SW          French Sewer = FD          Pottery Sewer = PS</p>	<p><b>Title</b>          Notes</p> <p><small>© 2011 COPYRIGHT STATEMENTS: Reproduced by permission of Ordnance Survey on behalf of Her Majesty's Stationery Office. All rights reserved. Ordnance Survey Licence Number: 100019300</small></p>	<p><b>Date Req:</b> 13/10/2011, 14:00:11  <b>Date Gen:</b> 13/10/2011, 14:00:13  <b>Source:</b> Sewer Network Enquiry</p>
<p>432083 - 406737</p>	<p><b>Map Name:</b> SE2206NW          Yorkshire Water,          PO Box 500,          Hedliffe Road,          Bradford BD6 2LZ          Contact Name:          Mr H Webster          Contact Tel:</p>		<p>UPN: Undefined          Originator: H Webster, Safe Move</p>