PIXB – Sheffield, Barnsley (M1 J36)

Drainage Planning Conditions Discharge Statement

Doc Ref: 15139-BKP-XX-XX-RP-C-0002 Rev. A

Date: 09.06.2025

boothking

1. Planning Conditions

Condition 6.

No construction works shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.

Response to Condition 6

Please refer to Document Reference No: 15139-BKP-XX-XX-RP-C-0001 Drainage Statement Date: 17.09.2024 - Rev A. for the calculations for both foul and surface water discharge rates and the description of the works. Drawings 15139-BKP-XX-XX-DR-C-0510 - Proposed Drainage Key Plan and 15139-BKP-XX-XX-DR-C-0511 - Proposed Drainage GA also with the issued report show the drainage scheme and the boundary line. No public sewerage infrastructure has been laid within the property.

Condition 7.

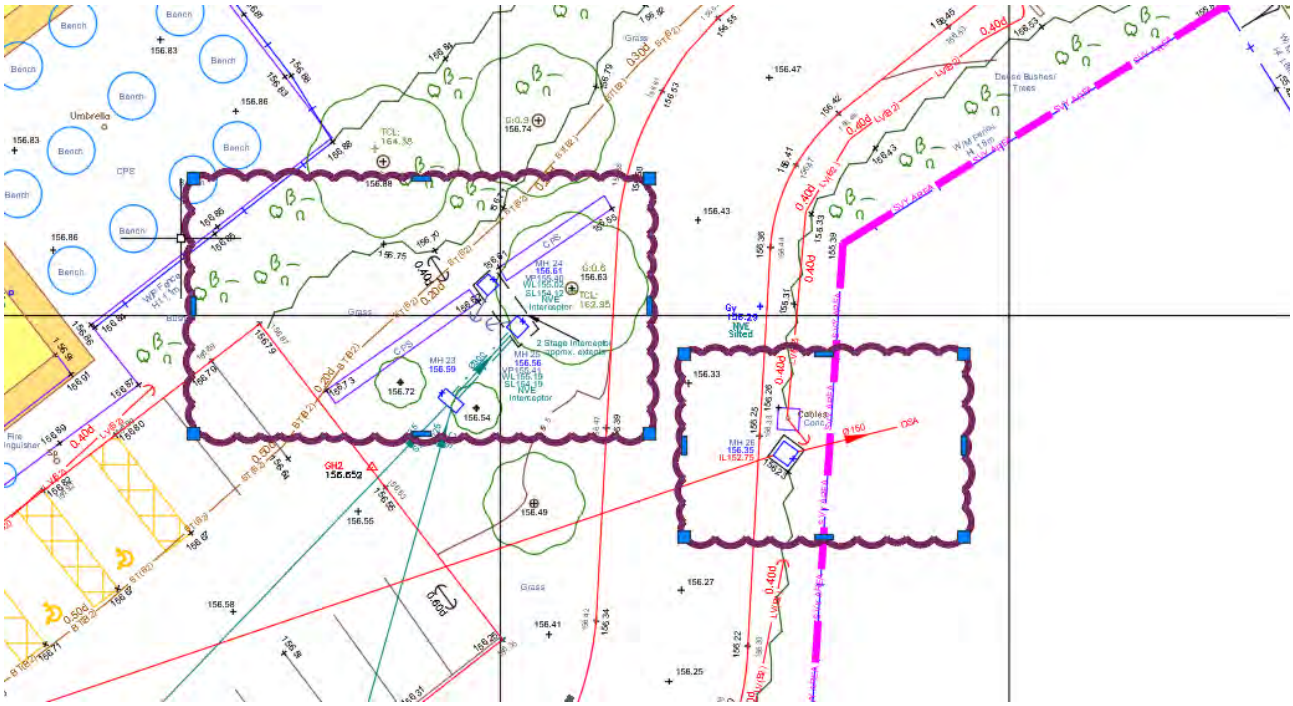
There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to: -

a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
b) evidence of existing positive drainage to public sewer and the current points of connection;
c) the means of restricting the discharge to public sewer to the existing rate less minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

Response to Condition 7

Enzygo Geoenvironmental Limited has been commissioned to prepare a Geoenvironmental assessment in support of a planning application for the Premier Inn, Maple Road, Tankersley, Barnsley, S75 3DL, document Re. No: CRM.1483.095.GE.R.001.A issued in May 2025. A copy of the report can be submitted upon request.

a) Section 9.7 of the Combined Phase I and Phase II Geoenvironmental Report indicates that soakaway drainage is deemed unfeasible because of the clayey nature of the soils.
b) The development occupies a small portion of a larger site that includes the existing hotel and the Wentworth Brewers Fayre public house and restaurant. The current drainage system discharges directly into the public sewers, as illustrated below in the screenshot of the Topographical & GPR Survey 50451_01-02-TE_UG_REV0 (Appendix A)



Screenshot of 50451_01-02-TE_UG_REV0

c) The proposed surface water calculations for the development, incorporating a 30% betterment, are provided in Appendix B.

The development is designated as a brownfield, with the hardstanding area measured at 0.064 hectares according to the Topographical & GPR Survey (see Appendix A).

The 2-pipe method has been employed to calculate the flows arising from the existing site. The maximum discharge from the existing site with a hardstanding area of 0.062 ha, for the 1 in 1 year critical storm, has been calculated to be 5.9 l/s.

The proposed surface areas are illustrated in Drawing Ref No 15139-BKP-XX-XX-DR-C-0511 – Drainage GA and the 15139-BKP-XX-XX-RP-C-0001 - Drainage Statement, included in Appendix B. Part of the existing car park area is replace by green space and the other part by the new development of the additional bedrooms contributing to a reduction in impermeable hardstanding surface coverage.

In accordance with regulatory requirements, the proposed redevelopment will attenuate surface water runoff and restrict discharge to the existing Yorkshire Water system. The discharge rate will be constrained to the minimum achievable flow of 3.6 l/.

Table 1.1 provides a summary of surface water discharge calculations for both the existing and proposed conditions. The proposed development demonstrates clear improvements in the 1 in 1 year event, 1 in 30 year event plus 35% climate change scenarios and 1 in 100 year event plus 40% climate change, there is a marked reduction in peak discharge rates, achieving the flow betterment.

Return Period	Existing Surface Water Network Discharge Rate l/s	Existing Surface Water Network Discharge Rate l/s	Betterment % (reduction unless noted otherwise)
1 in 1 year event	5.9	3.6	39%
1 in 30 year event	23.5	15.9	23.5%
1 in 30 year event + 35% CC	31.0	20.2	34.8%
1 in 100 year event	29.5	20.1	31.9%
1 in 100 year event + 40%	36.2	25.8	28.7%

15139-BKP-XX-XX-RP-C-0001 - Drainage Statement can be found Appendix C.

APPENDIX A

TOPOGRAPHICAL SURVEY

N

Station Information:

Station	Easting (m)	Northing (m)	Level (m)
GH1	433559.655	399081.835	156.762
GH2	433594.956	399114.045	156.652
GH4	433544.266	399128.306	156.800
GH5	433529.612	399118.664	156.955
M1	433603.574	399192.433	157.606
M2	433635.215	399155.411	157.040
M3	433659.703	399116.579	156.654

OS Note:

Some services may have been omitted due to parked vehicles. The Ordnance Survey tile is to be used as a guide only.

OS Buildings *Surveyed Buildings*

This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36(15) via Global Navigation Satellite Systems (GNSS) and the O.S. Active Network (OS Net).

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid and datum.

Legend:

Buildings; Wall; Kerb line; Line marking; Drop kerb; Centre line; Top of bank; Station and Name; 100.000 Station Level; Tree / Bush / Sapling; Area of Undergrowth; Woodland; Ridge Level; Eaves Level; Flat Roof Level; Gate

Fence types: WM Interwoven; IR Iron Railings; WW Wire Mesh; PVR Post & Rail; PVW Post & Wire; CL Chain Link; WDP Wooden Panels; CBP Close Boarded; SVP Steel Palisade

Overhead Cable; Concrete edge; Tarmac edge; Grass verge; Canopy/Overhang; Verge; Bottom of bank

CVR Cover (generic); IC Inspection chamber; Pinv Pipe invert; Gy Gully; Bg Back gully; Dp Down pipe; Pipe Pipe above ground; MH Manhole; WL Water level; FL Flood light; Lp Lamp post; Tp Telegraph post; Ep Electricity post; Ts Traffic light; Bol Bus stop; Sv Stop valve; St Stop tap; Er Earth rod; Wm Water meter; Gav Gas valve; Av Air valve; IC(u) Unidentified inspection; Rw Rodding eye; BB Belisha beacon; CTV Cable tv; Mkr Marker post; Gmp Gas marker post; So Soffit; Fh Fire hydrant

DrDuct Drainage duct; Bo Bollard; Ill Illuminated bollard; Rbn Rubbish bin; Vp Vent pipe; Gln Ground light; Lbox Letter box; Strep Tree Stump; Stile; IFL Internal floor level; THL Threshold level; Sp Sign post; TH Trailhole; BH Borehole; ELC Electric; BT British Telecom; Ctrol Control box; TT Tactile; BP Brick paved; CPS Concrete paving slabs; CVR Cover; Retaining wall; Top of Wall Level; TCL Tree canopy level; Girth; MG Multi girth; IC Inspection chamber; CL Cover level; IL Invert level; UTR Unable to raise

Rev.	Date	Description	Drawn	Q. Ref.

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- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Measured Building Surveys
- 3D Laser Scanning
- Revit & BIM Models

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CLIENT
Allison Pike Partnership Ltd.

PROJECT
Premier Inn Sheffield Barnsley S75 3DL

TITLE
Topographical Survey

SCALE	DATE SURVEYED
A0@ 1: 200	15.04.24
DRAWN	QUALITY REF
MT	GH20614

Level datum	See notes
Grid orientation	See notes
Job number	50451
Drawing No.	Rev.
50451_1_T	0

Comments

This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

APPENDIX B

SURFACE WATER CALCULATIONS – EXISTING & PROPOSED

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	1	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	1.000	Preferred Cover Depth (m)	1.200
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	x
Maximum Rainfall (mm/hr)	50.0		

Links (Input)

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)
1.000	EXM1	EXM2	23.763	0.600	155.920	155.790	0.130	182.8	150
1.001	EXM2	Outfall	23.796	0.600	155.790	155.670	0.120	198.3	150

Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Normal	Starting Level (m)	
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	x
Summer CV	1.000	Drain Down Time (mins)	240	Check Discharge Volume	x
Winter CV	1.000	Additional Storage (m³/ha)	0.0		

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
1	0	0	0
30	0	0	0
100	0	0	0

Results for 1 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	EXM1	10	155.968	0.048	3.0	0.0545	0.0000	OK
15 minute summer	EXM2	11	155.864	0.074	5.9	0.0840	0.0000	OK
15 minute summer	Outfall	11	155.740	0.070	5.9	0.0000	0.0000	OK

Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	EXM1	1.000	EXM2	2.9	0.441	0.225	0.1612	
15 minute summer	EXM2	1.001	Outfall	5.9	0.703	0.470	0.1996	2.6

Results for 30 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	EXM1	11	156.389	0.469	13.3	0.5307	0.0000	SURCHARGED
15 minute summer	EXM2	11	156.267	0.477	24.4	0.5389	0.0000	SURCHARGED
15 minute summer	Outfall	11	155.806	0.136	23.5	0.0000	0.0000	OK

Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	EXM1	1.000	EXM2	11.8	0.669	0.901	0.4183	
15 minute summer	EXM2	1.001	Outfall	23.5	1.334	1.871	0.4096	11.4

Results for 100 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	EXM1	12	156.746	0.826	16.9	0.9337	0.0000	SURCHARGED
15 minute summer	EXM2	12	156.550	0.760	30.7	0.8592	0.0000	SURCHARGED
15 minute summer	Outfall	11	155.812	0.142	29.5	0.0000	0.0000	OK

Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	EXM1	1.000	EXM2	14.8	0.843	1.135	0.4183	
15 minute summer	EXM2	1.001	Outfall	29.5	1.676	2.352	0.4147	14.7

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	1	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	1.000	Preferred Cover Depth (m)	1.200
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	x
Maximum Rainfall (mm/hr)	50.0		

Links (Input)

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)
1.000	SWIC-1	SWIC-2	22.239	0.600	156.400	156.100	0.300	74.1	150
1.001	SWIC-2	SWMH-1	20.790	0.600	156.100	155.900	0.200	104.0	150
1.002	SWMH-1	SWMH-2	15.206	0.600	155.900	155.750	0.150	101.4	150
1.003	SWMH-2	Outfall	5.795	0.600	155.750	155.670	0.080	72.4	150

Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Normal	Starting Level (m)	
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	x
Summer CV	1.000	Drain Down Time (mins)	240	Check Discharge Volume	x
Winter CV	1.000	Additional Storage (m³/ha)	0.0		

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
1	0	0	0
30	0	0	0
30	35	0	0
100	0	0	0
100	40	0	0

Results for 1 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	SWIC-1	11	156.427	0.026	1.4	0.0042	0.0000	OK
15 minute summer	SWIC-2	11	156.135	0.035	2.2	0.0100	0.0000	OK
15 minute summer	SWMH-1	11	155.942	0.042	2.9	0.0470	0.0000	OK
15 minute summer	SWMH-2	11	155.795	0.045	3.6	0.0390	0.0000	OK
15 minute summer	Outfall	11	155.712	0.042	3.6	0.0000	0.0000	OK

Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	SWIC-1	1.000	SWIC-2	1.4	0.543	0.068	0.0585	
15 minute summer	SWIC-2	1.001	SWMH-1	2.1	0.605	0.123	0.0742	
15 minute summer	SWMH-1	1.002	SWMH-2	2.9	0.688	0.164	0.0640	
15 minute summer	SWMH-2	1.003	Outfall	3.6	0.853	0.174	0.0246	1.6

Results for 30 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	SWIC-1	10	156.456	0.056	6.2	0.0089	0.0000	OK
15 minute summer	SWIC-2	10	156.180	0.080	9.4	0.0227	0.0000	OK
15 minute summer	SWMH-1	11	156.000	0.100	12.6	0.1132	0.0000	OK
15 minute summer	SWMH-2	11	155.862	0.112	15.8	0.0970	0.0000	OK
15 minute summer	Outfall	11	155.768	0.098	15.9	0.0000	0.0000	OK

Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	SWIC-1	1.000	SWIC-2	6.1	0.791	0.298	0.1731	
15 minute summer	SWIC-2	1.001	SWMH-1	9.3	0.850	0.536	0.2280	
15 minute summer	SWMH-1	1.002	SWMH-2	12.6	0.948	0.716	0.2022	
15 minute summer	SWMH-2	1.003	Outfall	15.9	1.209	0.760	0.0760	7.0

Results for 30 year +35% CC Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	SWIC-1	10	156.466	0.066	8.4	0.0105	0.0000	OK
15 minute summer	SWIC-2	10	156.197	0.096	12.8	0.0273	0.0000	OK
15 minute summer	SWMH-1	11	156.066	0.166	17.3	0.1873	0.0000	SURCHARGED
15 minute summer	SWMH-2	11	155.911	0.161	21.0	0.1391	0.0000	SURCHARGED
15 minute summer	Outfall	11	155.800	0.130	20.2	0.0000	0.0000	OK

Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	SWIC-1	1.000	SWIC-2	8.3	0.855	0.404	0.2164	
15 minute summer	SWIC-2	1.001	SWMH-1	12.8	0.894	0.733	0.3035	
15 minute summer	SWMH-1	1.002	SWMH-2	16.5	0.965	0.937	0.2677	
15 minute summer	SWMH-2	1.003	Outfall	20.2	1.238	0.968	0.0979	9.4

Results for 100 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	SWIC-1	10	156.464	0.064	7.9	0.0102	0.0000	OK
15 minute summer	SWIC-2	10	156.193	0.093	12.0	0.0263	0.0000	OK
15 minute summer	SWMH-1	11	156.023	0.123	16.2	0.1395	0.0000	OK
15 minute summer	SWMH-2	11	155.893	0.143	20.0	0.1238	0.0000	OK
15 minute summer	Outfall	11	155.787	0.117	20.1	0.0000	0.0000	OK

Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	SWIC-1	1.000	SWIC-2	7.9	0.842	0.380	0.2072	
15 minute summer	SWIC-2	1.001	SWMH-1	12.0	0.890	0.687	0.2776	
15 minute summer	SWMH-1	1.002	SWMH-2	16.0	0.976	0.909	0.2495	
15 minute summer	SWMH-2	1.003	Outfall	20.1	1.243	0.960	0.0930	8.9

Results for 100 year +40% CC Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	SWIC-1	11	156.488	0.088	11.1	0.0140	0.0000	OK
15 minute summer	SWIC-2	11	156.426	0.326	16.9	0.0922	0.0000	SURCHARGED
15 minute summer	SWMH-1	11	156.243	0.343	20.9	0.3883	0.0000	SURCHARGED
15 minute summer	SWMH-2	11	155.995	0.245	26.0	0.2119	0.0000	SURCHARGED
15 minute summer	Outfall	11	155.810	0.140	25.8	0.0000	0.0000	OK

Link Event (Outflow)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)	Discharge Vol (m³)
15 minute summer	SWIC-1	1.000	SWIC-2	11.0	0.897	0.534	0.3154	
15 minute summer	SWIC-2	1.001	SWMH-1	15.2	0.890	0.872	0.3660	
15 minute summer	SWMH-1	1.002	SWMH-2	20.5	1.164	1.163	0.2677	
15 minute summer	SWMH-2	1.003	Outfall	25.8	1.464	1.233	0.1005	12.5

APPENDIX C

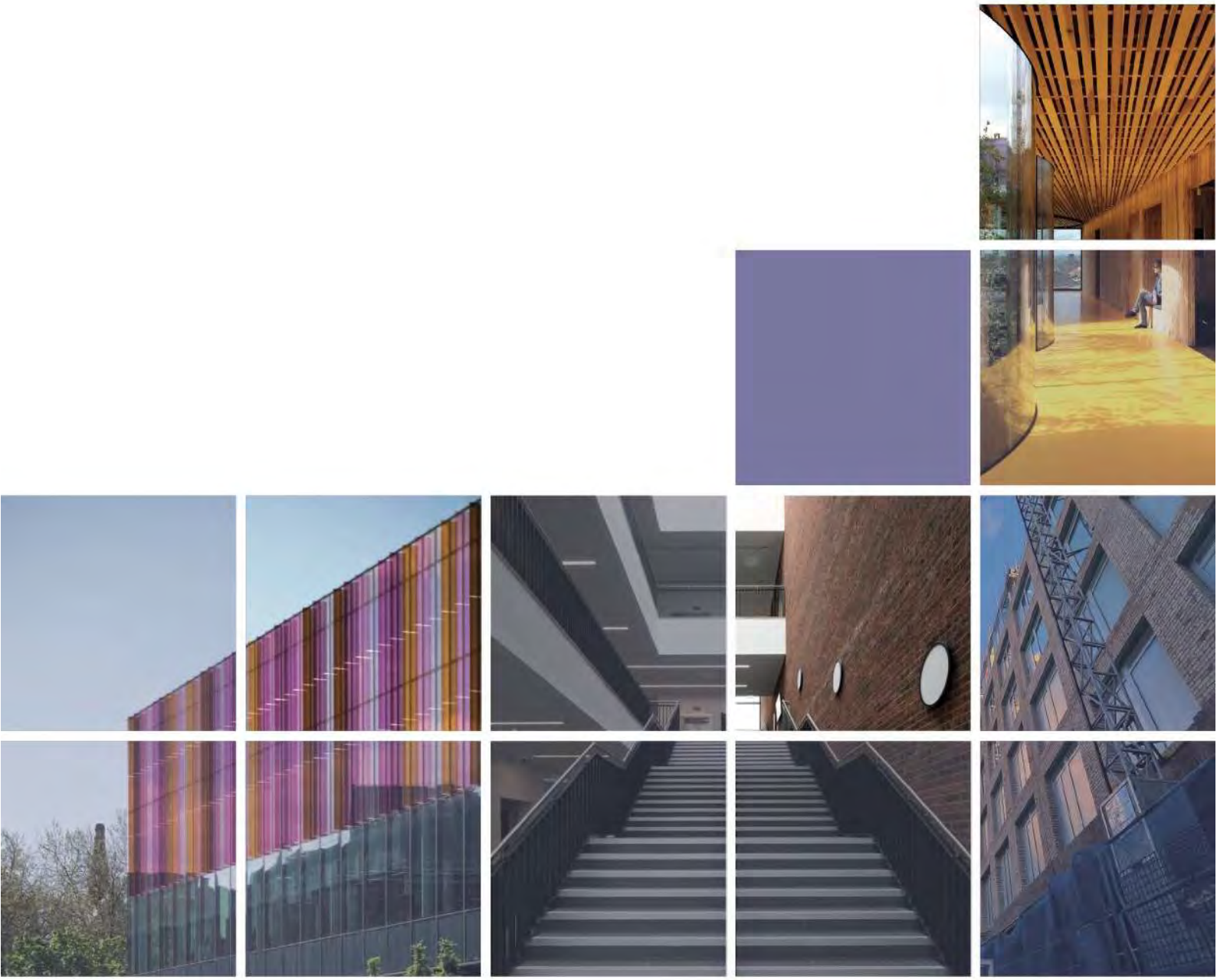
15139-BKP-XX-XX-RP-C-0001 – DRAINAGE STATEMENT

PIXB – Sheffield Barnsley

Drainage Statement

Doc Ref: 15139-BKP-XX-XX-RP-C-0001

Date: 17.05.2024



boothking

CONTENTS

APPENDICES

REVISIONS

-	First Issue	17.05.24

1.0 INTRODUCTION & SCOPE

1.1 – Scope

Our client Whitbread PLC has requested Booth-King Partnership Ltd. to undertake a scheme drainage design and provide this drainage statement for the purposes of planning permission with Barnsley Borough Council for a new 19-bedroom two storey annex extension, shown in blue on Figure 1 below.

2.0 EXISTING SITE

2.1 – Location

The site is located adjacent to the A616, address Premier Inn Maple Road, Tankersley S75 3DL, as per Location Plan provided in Appendix A. The site covers an area of approximately 1.14ha.

Figure 1.
Existing Site

2.2 – Existing Foul Network

The existing foul network for the hotel is private and falls under gravity to the east of the site, as noted in Figure 2 below by the brown arrows. The majority of the network appears to be 150mm UPVC pipes. The foul then discharges to an offsite Yorkshire Water Pumping station, shown in red below. The pumping station also serves the commercial units on the other side of Maple Road. Refer to Appendix B for existing survey drainage layouts and Appendix C for Yorkshire Water layout showing pump station and raising main.

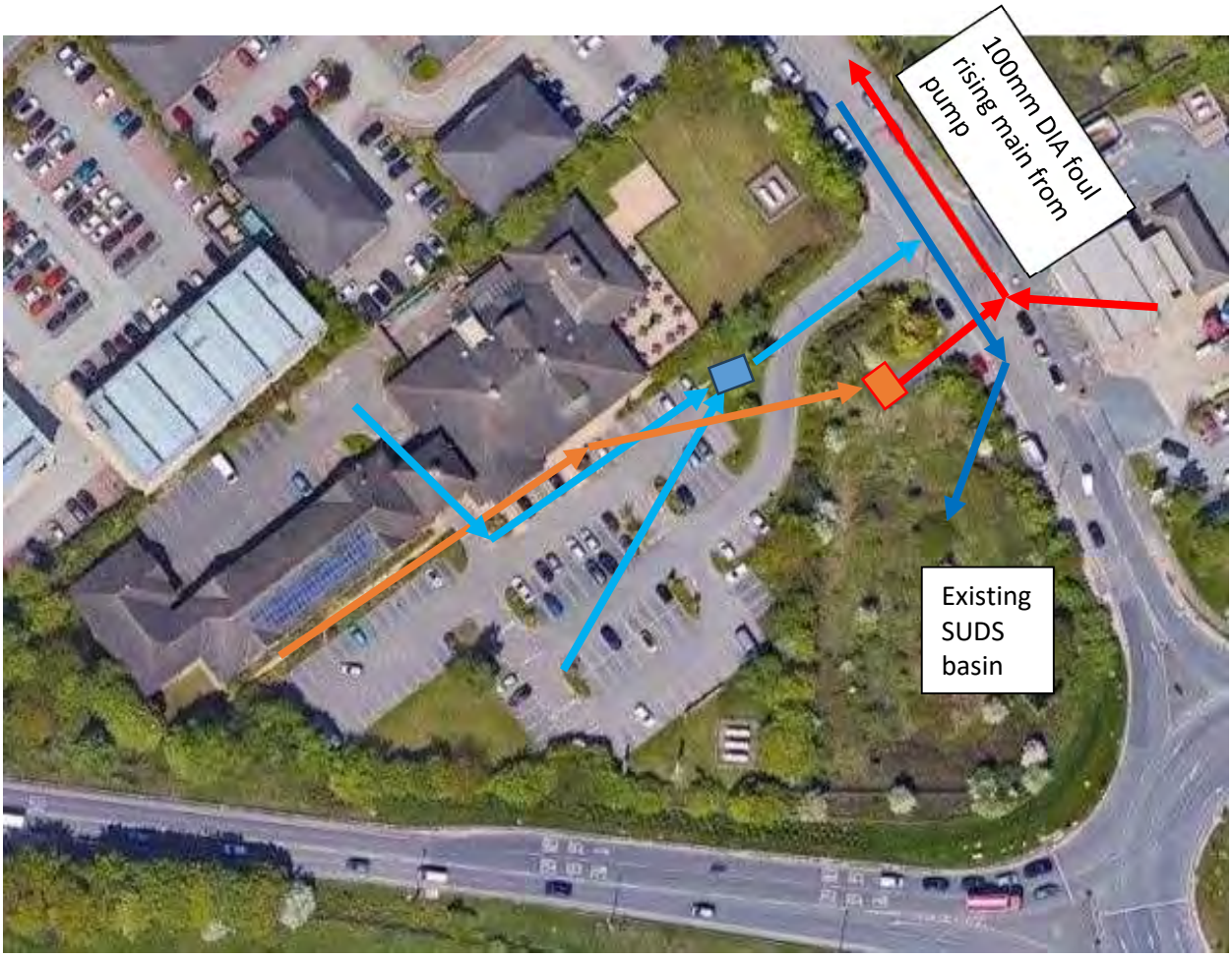


Figure 2.
Site Drainage Discharge Location

2.3 – Existing Surface Water

The existing surface water network for the hotel is private and falls under gravity to the east of the site. The surface water drains all the hardstanding roof and car park areas and discharges via a petrol interceptor, as noted in blue on figure 2 above. The majority of the network appears to be 150/225mm UPVC pipes. The site then discharges unabated to a surface water drain on Maple Road which drains to an existing SUDS Basin or Pond, noted above. Refer to Appendix B for existing survey drainage layouts and Appendix C for Yorkshire Water layout showing basin.

2.4 – Flooding

From review of the local flood maps, the site is within Flood Zone 1, there is no residual risk of flooding on site from costal, river or surface water flooding.

3.0 – SITE DRAINAGE PROPOSALS

3.1 – Proposal

It is proposed to erect a new 235m^2 19-bedroom annex extension to the hotel over a section of existing car park, refer proposed drainage general arrangement for layout and details provided in Appendix D.

3.2 – Proposed Foul Network

It is proposed to install a new gravity system local to the new extension, the runs will be kept to a depth, such that they can tie into the existing system, where required these may need to be concrete encased under the roadway and carpark. This will drain towards the existing adopted pumping station.

With reference to the calculation below in accordance with British Water, Flows & Loads the new extension will increase the foul flow rate by 0.26l/s to an overall site rate of 1.82l/s.

Approval will be sought with Yorkshire Water for the additional foul. Section 106 agreement will be required prior to a positive connection being made.

Brititsh Water - Flows and Loads 4

Hotel - New extension	Rooms (2 person)	No.	FLOW (L)		
Hotel Guests (3*)	19	38	250	9500	
			Total	9500	litre/day
			Peak flow (total/10hr/60/60)	**0.26**	**l/s**
			Average flow (total/24hr/60/60)	0.11	l/s

Hotel - Total (inc extension)	Rooms (2 person)	No.	FLOW (L)		
Hotel Guests (3*)	82	164	250	41000	
Hotel full time day staff		4	90	360	
Hotel part time staff		8	45	360	
Restaurant (full meals) covers twice per day	217	2	30	13020	
Drinkers (allow)	250	1	12	3000	
Toilets (WC) per use - allow 1 per cover	217	2	10	4340	
Toilets (Urinal) per use, allow 2 per drinker	250	2	5	2500	
Restaurant full time day staff		8	90	720	
Restaurant part time staff		6	45	270	
			Total	65570	litre/day
			Peak flow (total/10hr/60/60)	**1.82**	**l/s**
			Average flow (total/24hr/60/60)	0.76	l/s

3.3 Infiltration/Soakaway Disposal

From our previous involvement on the site, we have access to a historic Geotechnical site investigation, undertaken by Scott Doherty Associates Ltd. Dated June 2008. Within this report there is a commentary on the previous site use and that it was once an area of open cast mining operations.

With reference to the opportunity to dispose of surface water within the site the following statement was noted.

7.8. Soakaways

Soakaways are not recommended as the introduction of large volumes of water into the opencast backfill deposits could give rise to collapse settlement.

Figure 3.
Extract Site Investigation Report

It is then in our opinion that a soakaway solution for the new extension will not be possible on this site and other means of disoposal should be considered.

3.4 – Proposed Surface Water

The new extension to the existing hotel will require a new surface water system to be installed to drain the new building roof area.

With reference to Figures 4 & 5 over, due to the development the overall site hardstanding area of the site will decrease from 775m^2 to 750m^2 due to the removal of a section of existing positively drained car parking. As such the surface water flow rates and volume from site will reduce.

It is therefore proposed to tie the new building drainage into the existing surface water network with no storage/attenuation requirements and no flow control systems or otherwise required.

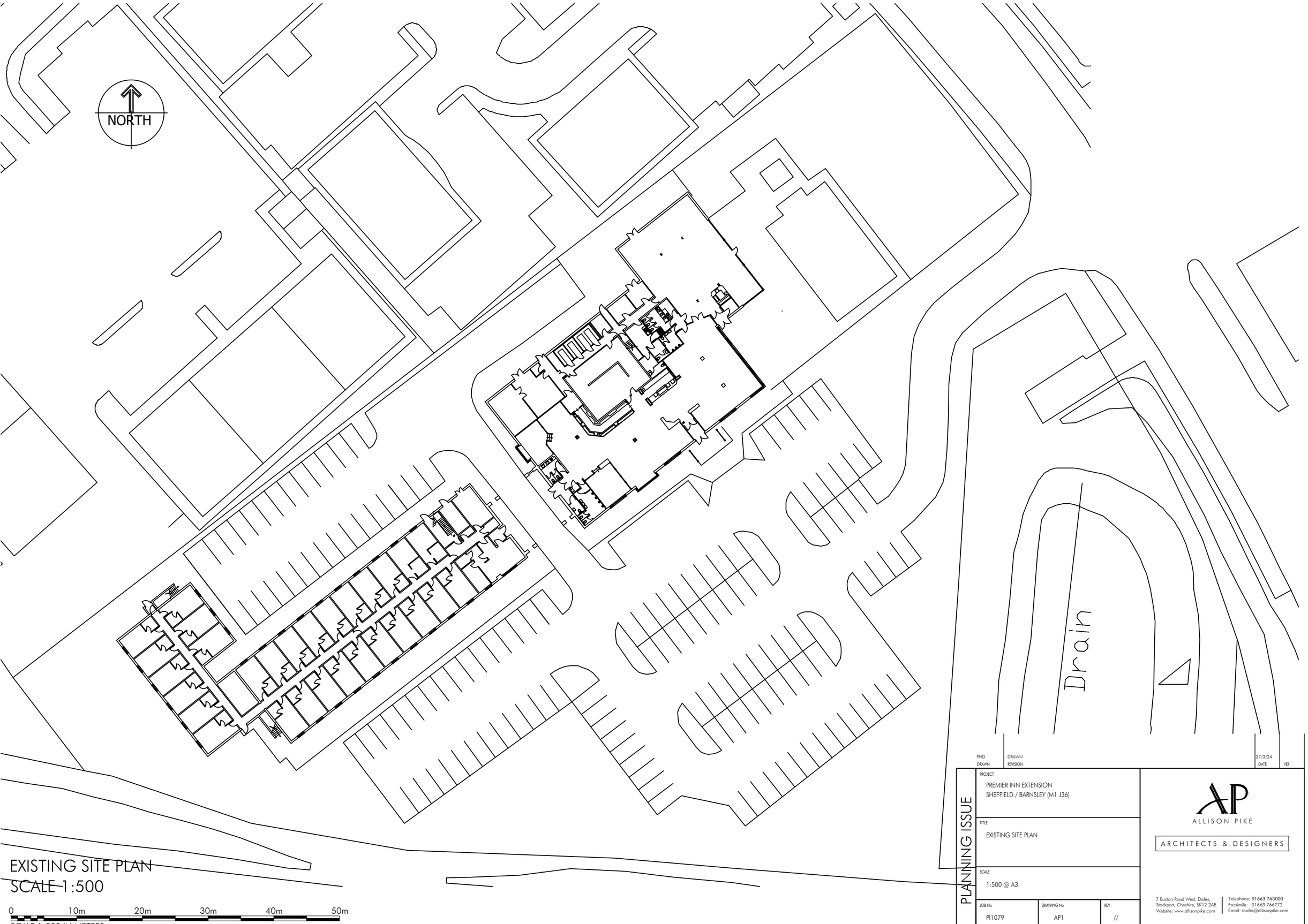
It is proposed that the majority of the existing car park drainage system remains relatively unaltered with minor changes to road gully positions.

This development will provide a betterment to existing site discharge rates.

Figure 3.
Existing Site Hardstanding Area

Figure 4.
Proposed Site Hardstanding Area

APPENDIX A
LOCATION PLAN



EXISTING SITE PLAN
SCALE 1:500

0 10m 20m 30m 40m 50m
SCALE 1:500 IN METRES

PHD DRAWN | DRAWN REVISION | 27/3/24 DATE | VER

PLANNING ISSUE

PROJECT
PREMIER INN EXTENSION
SHEFFIELD / BARNSLEY (M1 J36)

TITLE
EXISTING SITE PLAN

SCALE
1:500 @ A3

JOB No	DRAWING No	REV
PI1079	AP1	//

ALLISON PIKE
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APPENDIX B
EXISTING SITE LAYOUT & GPR SURVEY

N

NOTES:

1. All levels unless out line at T.B.M. Drill before you dig service to more than one hand before any site works commence
2. Grid and orientation are to OSGB36 (OSTN15) and Newlyn datum (ODN) unless otherwise stated.
3. Drainage information provided has been obtained without man entry into the chambers. Whilst every effort has been made to correctly identify the size/pipe/invert levels, it is recommended that this information should be confirmed where that is critical to the future cost/buildability assessment.
4. All dimensions shown are to be adopted to the centre/face/centre between chambers unless person otherwise. for the start of a section or end of a survey.
5. All drainage information should be checked as intersection as the current assets pavement might have changed since the survey was undertaken.
6. The drainage on site was in a poor condition, we would recommend that a CCTV & Jetting survey by undertaken if further details of the drainage below is required.
7. Only the visible, the pipe or invert levels of the blockings and statutory records do not indicate where these services enter the curtilage only.
8. This Survey highlight the statutory services with the utility where services which have not been located on site. There are others in the site layout not encompassed on this.

UTILITY LINETYPES

UTILITY SURVEY INFORMATION

PAS 128 - 2022 LEVEL B SURVEY

QUALITY LEVEL	DEFINITION OF QUALITY LEVEL	TYPICAL ACCURACY
QL[A]	[illegible]	±[illegible]mm
QL[B]	[illegible]	±[illegible]mm (Horizontal) ±[illegible]mm (Vertical)
QL[C]	[illegible]	±[illegible]mm (Horizontal) ±[illegible]mm (Vertical)
QL[D]	[illegible]	[illegible]

DISCLAIMER

Whilst every effort has been taken in the preparation of this drawing, the original land marks/apparatus configuration may have been altered since the survey/drawing was produced. The user shall make further enquiries and investigations to satisfy himself as to the accuracy of this drawing and position of the apparatus. The exact positions of the apparatus should be verified by trial holes before excavation. Where hand digging or digging practises in accordance with HSG47, further advice on the location of apparatus should be recommended by the owner. No representation is made by Greenhatch Group, its agents or servants as to the accuracy, completeness, and sufficiency or otherwise of this drawing and the position of the apparatus.
All apparatus shall be treated as live unless proved otherwise by the owner. It is the users responsibility to ensure that the information on the location of apparatus is provided to all persons (either direct labour or contractors) working in proximity to the apparatus.

Rev	Date	Description	Drawn	Ch. Rev.

greenhatch group

- Topographical Surveys
- Site Engineering
- Utility / CCTV Surveys
- Measured Building Surveys
- 3D Laser Scanning
- Revit & BIM Models

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London: 27, Cornwall Terrace Mews, Regents Park, London, NW1 5LL, t. (02072) 241806

CLIENT
Allison Pike Partnership Ltd.

PROJECT
Premier Inn Sheffield Barnsley S75 3DL

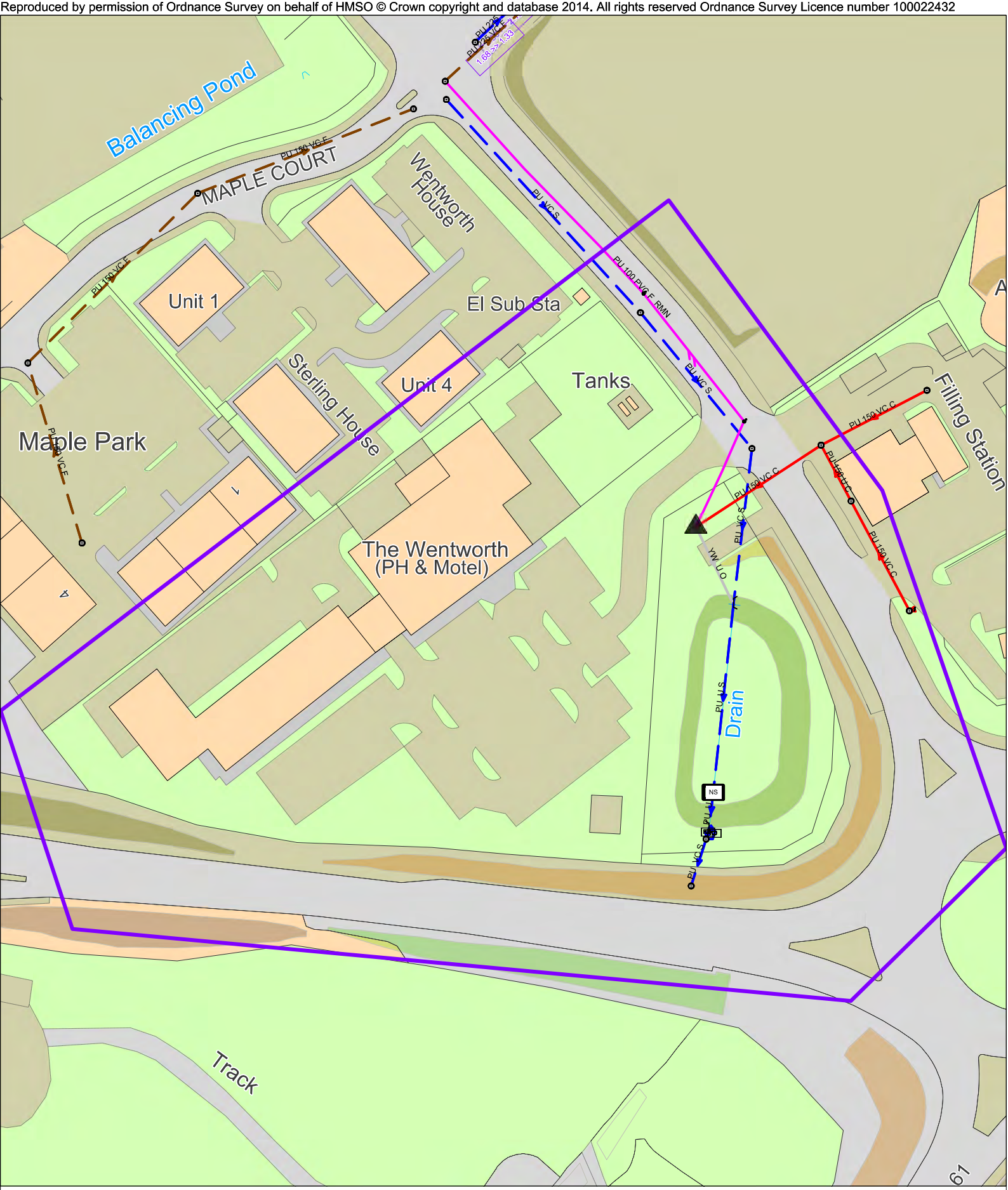
TITLE
Utility Survey

SCALE	DATE SURVEYED
A0@ 1: 200	08/05/2024
DRAWN: MAB	QUALITY REF: GH20843
Level datum: See notes	
Grid orientation: See notes	
Job number: 50451	
Drawing No: 50451_1_T_UG	Rev: 0

Comments
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.
All dimensions should be checked on site prior to design and construction.
Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

APPENDIX C
YORKSHIRE WATER LAYOUT



Public Waste Water Network 22/03/2024 12:48:03 OS Grid Coordinates: 433457 : 398967 Map Name : SK3398NW svcGISSafeMovePD

APPENDIX D
PROPOSED DRAINAGE LAYOUT & DETAILS

TOPOGRAPHICAL NOTES:

The Topographical and buried services shown on this drawing were provided to Booth King by others. Booth King have not verified this information and therefore we can not guarantee its accuracy. The position and alignment of services may differ from that shown and other buried services may be present.

The contractor must verify the location of all buried services before any excavation or piling works begin. Damage to existing services could present a major health and safety risk plus associated commercial penalties.

Levels information shown is based on information available.
This office is to be made aware of any descrepnises found on site.

Existing Yorkshire water rising main.

Reduction in site hardstanding area, therefor reduction in existing site discharge volume & flow.

Existing Yorkshire water pumping station. Approval required to increase site discharge for additional 19 bedrooms.
Existing peak discharge = 1.56l/s
Proposed peak discharge = 1.82l/s

Existing SUDS Basin

FOR DETAILED PROPOSED DRAINAGE GA REFER TO:
15139-BKP-XX-XX-DR-C-0511 - PROPOSED DRAINAGE GA

1:250
5m 0 5m 10m 15m 20m 25m

NOTES:

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3. This drawing is to be read in conjunction with all relevant contractual documents.
4. Anyone using this drawing must be aware of their legal duties under the CDM Regulations 2015, refer to the HSE website for further information. BKPL are not Principal Designers.
5. All dimensions shown on this drawing are in millimeters unless noted otherwise.
6. If the Contractor consider that they do not have sufficient information to safely complete the works detailed on this drawing, they should contact the Engineer.
7. This document uses revision codes in accordance with ISO EN 19650:
   P. Preliminary (non-contractual) - review, comment or approval.
   C. Contractual - Approved for stage completion.
8. This document uses status codes in accordance with ISO EN 19650:
   Work in progress:
   S0 - WIP
   Shared (non-contractual):
   S1 - Coordination, **S2** - Information, **S3** - Review, **S4** & **S5** - Approval.
   Published (contractual):
   A1, **An**, etc. (where "n" relates to the project stage)
9. This document uses project stages in accordance with the IStructE Structural Plan of Work 2020:
   2 - Concept, **3** - Coordination, **4** - Technical Design,
   4.5 - Production Design, **5** - Construction, **6** - Handover.
10. Only documents with a revision code C# (where '#' relates to a revision number) and status code A5 are suitable for construction. Documents with status code A6 indicate final construction ONLY. Any deviations to that which is on site is not the liability of BKPL.

REV.	DATE	REVISION DETAILS	INITIALS
C01	17.05.24	STAGE 3 - ISSUED FOR PLANNING	PA
		CURRENT DRAWING REVISION CHECKED BY	SP
		CURRENT DRAWING REVISION APPROVED BY	AI

DRAWING STATUS: A3
PROJECT STAGE: STAGE 3

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RAMSBOTTOM Tel: 01706 822 022 | **MANCHESTER** Tel: 0161 694 7087 | **EDINBURGH** Tel: 0131 229 1547

PROJECT:
Premier Inn Extension
Sheffield Barnsley

TITLE:
Proposed Drainage Key Plan

SCALE (A1)	AUTHOR	DATE	REVISION	BKPL No.
1:250	CM	May 24	C01	15139

DRAWING REF:
15139-BKP-XX-XX-DR-C-0510

TOPOGRAPHICAL NOTES:

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Levels information shown is based on information available.
This office is to be made aware of any descrepnises found on site.

DRAINAGE LINE TYPES KEY:

REF.	DESCRIPTION
	Existing FW network
	Existing SW network
	Existing drainage to be grubbed up
	Proposed FW network
	Proposed SW network

DRAINAGE ANNOTATION KEY:

REF.	DESCRIPTION
SW	Surface water drainage
FWC	Foul water drainage
W	Combined water drainage
MH	Manhole
IC	Inspection chamber
PCC	Precast concrete chamber
PPIC	Polypropylene inspection chamber
GU	Gully
CL	Cover level (m)
IL	Invert level (m)
SVP	Soil vent pipe
PU	Pop up
RWP	Rainwater downpipe

DRAINAGE NOTES:

1. All adoptable works to be in accordance with SSG appendix C where applicable.
2. All manhole cover levels to be confirmed by Architect.
3. Clay pipes to be flexibly jointed and comply with the requirements of BS EN 295.
4. Concrete pipes to be flexibly jointed and comply with the requirements of BSEN 1916 and BS 5911.
5. Plastic pipes (PVC-U) to be flexibly jointed and comply with the requirements of BS EN 1401-1 1998.
6. All surface water pipes to be laid at a gradient no flatter than 1:80 (UNO).
7. All foul water pipes to be laid at a gradient no flatter than 1:40 (UNO).
8. For minimum depths requiring pipe protection refer to drainage details drawings.
9. Protection to drains and gully connections may be concrete bed surround between cover depths of 450mm to 200mm.
10. Until final surface is placed, heavy traffic is not to be allowed over pipe trenches without special precautions.
11. Pipes and fittings are to be laid in accordance with the manufacturers recommendations.
12. All Manholes should be concrete manhole rings (UNO).
13. All SVP & RWP positions TBC by Architect.
14. Rodding access is to be provided at all pop-ups.
15. For setting out of all pop-up positions refer to Architect's details.
16. Civil engineering contractor to arrange for:
    (a. Own services and temporary supplies.
    (b. Pathway & partial closure as deemed required by their method statement. Including costs.
    (c. Temporary adequate over pumping as deemed required by civil engineers method of construction.
17. The contractor should confirm the locations for existing services prior construction.

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		CURRENT DRAWING REVISION APPROVED BY	AI

DRAWING STATUS: A3

PROJECT STAGE: STAGE 3

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PROJECT:
Premier Inn Extension
Sheffield Barnsley

TITLE:
Proposed Drainage GA

SCALE (A1)	AUTHOR	DATE	REVISION	BKPL No.
1:100	CM	May 24	C01	15139

DRAWING REF:
15139-BKP-XX-XX-DR-C-0511

1:100
2m 0 2m 4m 6m 8m 10m