



Residential Development off Barnburgh
Lane, Goldthorpe.

Drainage Statement

Report date 191211
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Residential Development off Barnburgh Lane, Goldthorpe.

Drainage Statement

Gleeson Developments Limited intends to construct a new residential development on the land comprising 152 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 to the south of Barnburgh Lane at National Grid Reference 446700, 403840 and comprises a single rectangular piece of land approximately 3.72ha.

The site is bounded by Barnburgh Lane to the north, by Engine Lane and fields beyond to the east, open fields to the south with fields and Lindale Gardens to the west.

Existing Drainage

The Water Authority sewer records show an existing 300 diameter combined sewer within Barnburgh Lane which crosses the north west corner of the site and continues to the south. There is also a water course, West Moor Dike, to the east and Far Moor Dike to the south which are considered acceptable to receive surface water by the Land Drainage Board subject to the appropriate consents. The site has not previously been developed and had been agricultural farm land for a significant number of years.

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 slopes from north to south at an average grade of approximately 1 in 23 in areas. The topography on this site is therefore considered to be a problem for surface storage of attenuated flows.

Development Proposals

The development proposals have been assessed and we are in discussion with Yorkshire Water the Land Drainage Board and the EA 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 combined sewer within the north west of the site, this will require a foul pumping station to be located to the lower south eastern corner of the site. The surface water flows from the site will be restricted to the agreed discharge rates and attenuated on site. This is further discussed within the FRA by JOC Consultant Ltd.

Conclusion

A residential development comprising 152 dwellings is to be constructed. It will be served by new estate roads and have a separate system of foul and surface water drainage. The drainage system will incorporate a foul pumping station and 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

