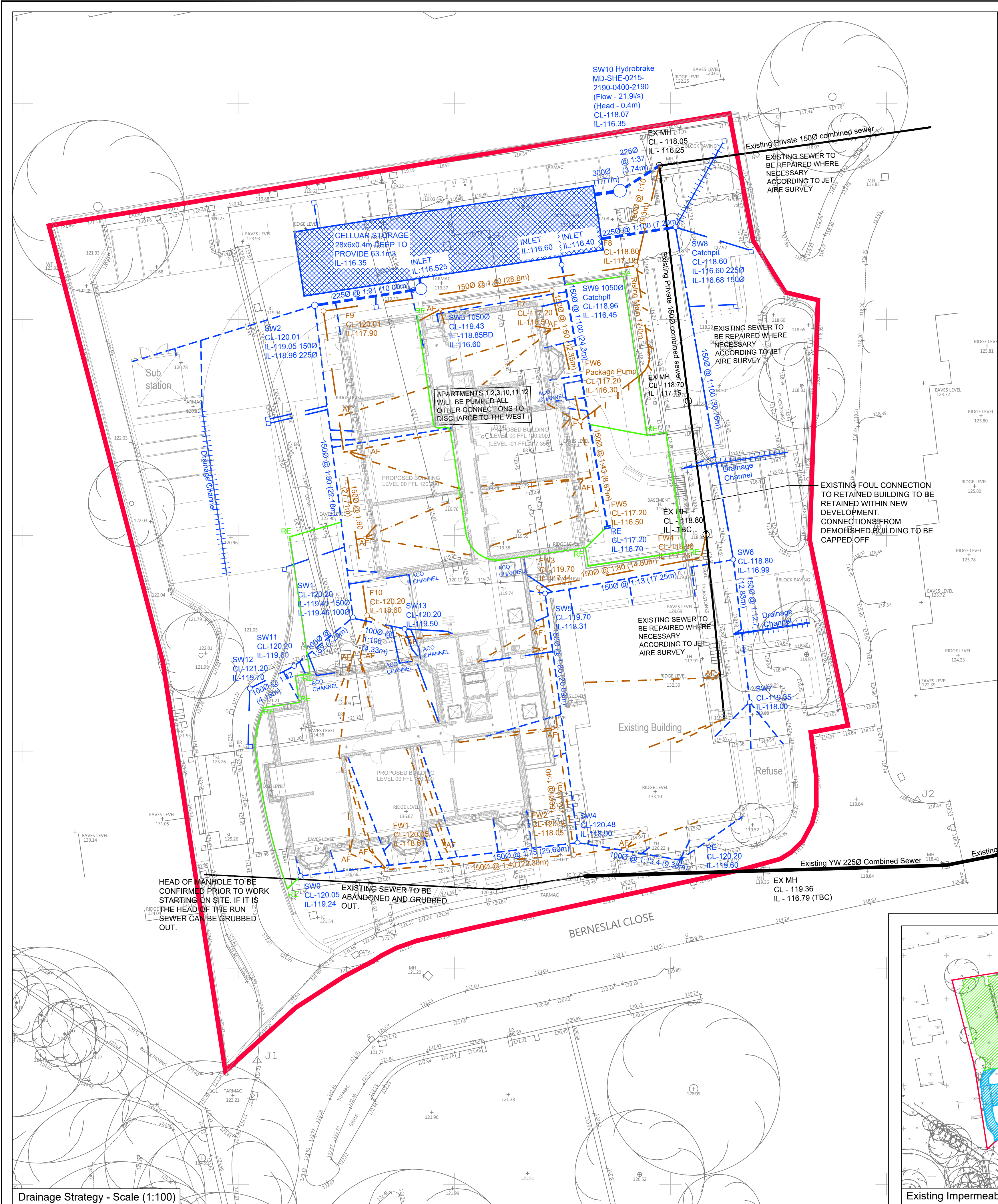




Drainage Strategy - Scale (1:100)

Drainage Strategy

Yorkshire Water records indicate the presence of a 2250 combined sewer in Berneslai Close.

NPPF guidelines require that surface water arising from a developed site should as far as practicable be managed in a sustainable manner to mimic the surface water flows arising from the site prior to development.

Owing to the lack of watercourses within the site vicinity of the site and the assumptions that soakaways are not an option it is our proposal that the surface and foul water both discharge to the existing private combined manhole within site. A drainage survey has been undertaken which has confirmed the majority of the surface water and all the foul for the existing site drains to this location.

The existing impermeable area outfall into the private sewer to the north is 2255m² and a 1 in 1 year existing flow of 31.3L/s. Assuming a 30% reduction to existing 1 in 1 year flows. Based on this requirement surface water flows will be restricted to 21.9L/s.

The proposed impermeable area for the development is 2678m².

Based on a flow restriction of 21.9L/s and modelling using micro drainage software the attenuation requirement for a peak return period of 1 in 100 year plus 30% climate change is 28.0 x 6.0 x 0.4m providing 63.1m³ of storage.

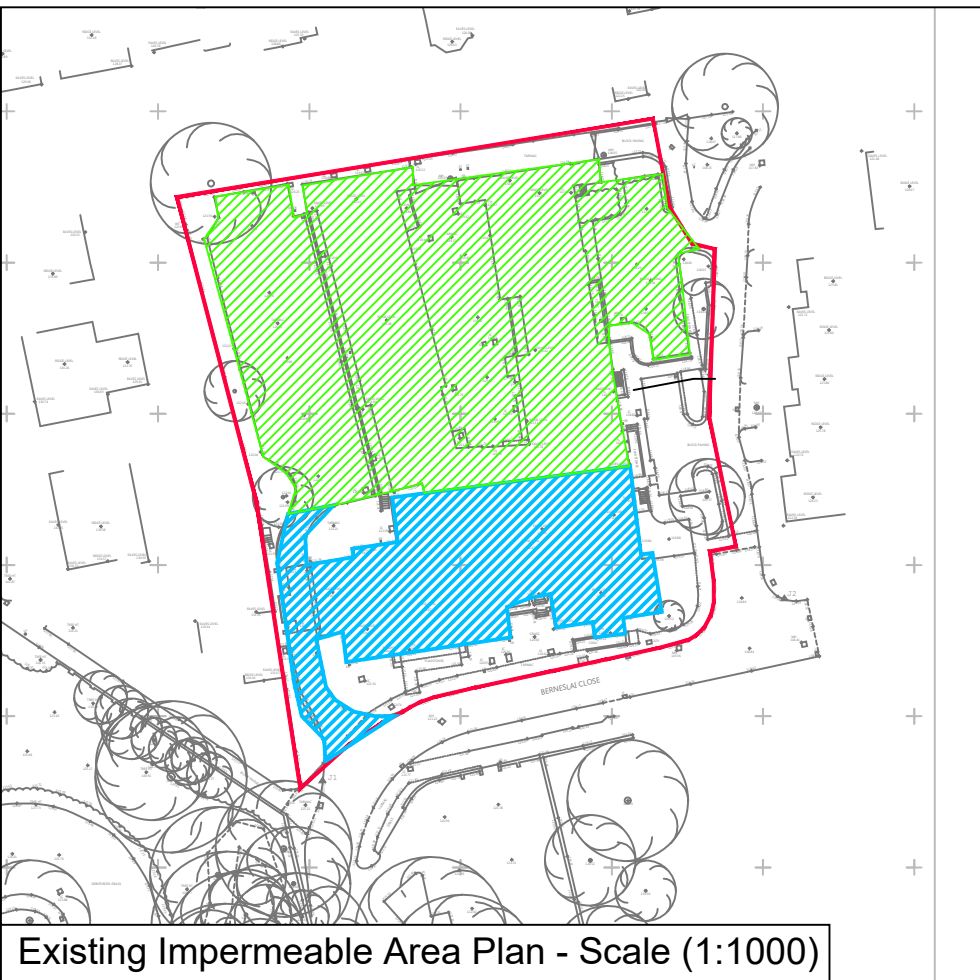
The flows will be attenuated using hydrobrake control device ref MD-SHE-0215-2190-0400-2190 to 21.9L/s.

The foul and surface water from the retained building will remain unchanged.

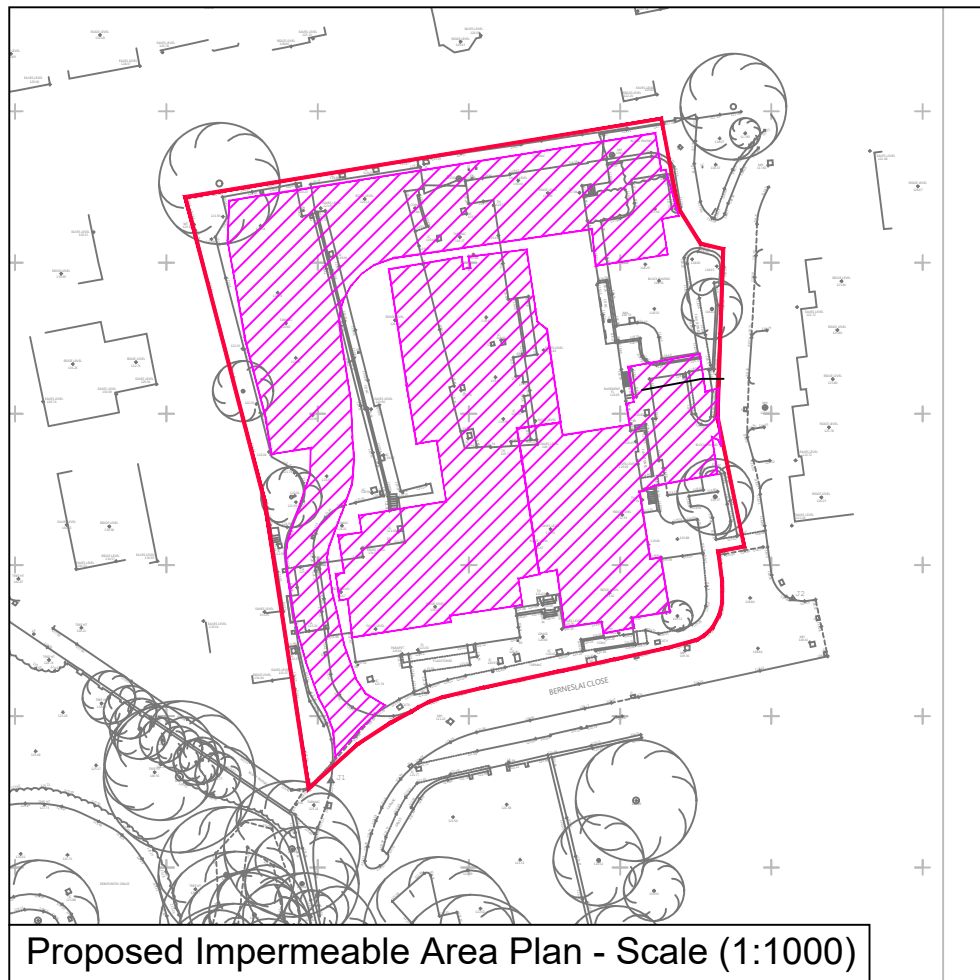
Impermeable Area draining to Bernaslai Close - 983m²

Impermeable Area draining to Private Road - 2255m²

Proposed Impermeable Area - 2678m²



Existing Impermeable Area Plan - Scale (1:1000)



Proposed Impermeable Area Plan - Scale (1:1000)

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DO NOT SCALE OFF THIS DRAWING

Notes:

1. This drawing is to be read in conjunction with all relevant architect's and engineer's drawings.
2. It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Key

- Proposed Surface Water Drainage
- Proposed Foul Water Drainage
- Existing Sewer
- Proposed Land Drainage Refer to Architects Detail

K	Drainage Revised to suit updated layout	22.07.19	TA
J	SW amended to lower ground floor	28.06.19	AD
H	Drainage revised to suit new flow rate	04.06.19	TA
G	Drainage revised to suit latest comments and Layout	07.05.19	TA
F	Drainage revised to suit latest comments	29.04.19	TA
E	Drainage revised to suit latest comments	03.04.19	TA
D	Drainage revised to suit latest site layout, and to stage 4 issue	21.03.19	TA
C	Drainage revised to suit latest site layout	09.02.18	AD
B	Drainage revised to suit YW planning comments	31.01.18	AD
A	Drainage revised in accordance with updated Architects Layout	24.11.17	RTM
No.	Revision	Date	Drwn

Status Preliminary



Client McCarthy & Stone

Project Berneslai Close, Barnsley

Drawing title Drainage Strategy

Drawn AB Chkd AD Date 30.10.17 Scale As Shown @ A1

Contract No. 17406 Drg No. NE-2473-04-DE-001 Revision K