Alan Wood & Partners

DRAINAGE STRATEGY REPORT
ON
UNIT 2A, PEEL CENTRE, BARNSLEY

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FOR
PEEL HOLDINGS
(LAND AND PROPERTY) LIMITED

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PROJECT REF:- NW/JSP/36889-Rp001-Rev A

AUGUST 2015

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DRAINAGE STRATEGY REPORT
UNIT 2A, PEEL CENTRE, BARNSLEY

Project Reference: NW/JP/36889-Rp001-Rev A

Prepared by: J Peyman, *BSc (Hons)*



Signed: …….

Date: 14th July 2015

Approved by: C Scott, *BEng (Hons), CEng, MICE, CertOSH*
Associate



Signed: …….

Date: 14th July 2015

Issue	Revision	Revised by	Approved by	Revised Date
A	Revised to reflect new Architect's drawing	JSP	AR	14/08/2015

For the avoidance of doubt, the parties confirm that these conditions of engagement shall not and the parties do not intend that these conditions of engagement shall confer on any party any rights to enforce any term of this Agreement pursuant of the Contracts (Rights of third Parties) Act 1999.
The Appointment of Alan Wood & Partners shall be governed by and construed in all respects in accordance with the laws of England & Wales and each party submits to the exclusive jurisdiction of the Courts of England & Wales.

1.0 INTRODUCTION

1.1 Alan Wood & Partners were commissioned to prepare a drainage strategy report for the erection of unit 2a at the Peel Centre, Barnsley.

1.2 The report has been prepared to accompany a proposed planning application for the erection of the new retail unit.

2.0 THE SITE AS EXISTING

2.1 The site lies on an existing commercial retail park in Barnsley and comprises an existing external yard which lies in-between retail unit numbers 2 and 3a. The yard currently forms part of the adjacent retail unit number 2 which is occupied by Focus. The site is currently used by Focus as an external garden centre.

2.2 We have included an aerial photograph in Appendix A which shows the location of the site and the existing site layout.

2.3 The Ordnance Survey grid reference for the centre of the site is approximately 435175, 406902.

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposed development involves the construction of a new infill retail unit. It is proposed to construct the new unit, unit 2a, in the area of the existing hardstanding used by the adjacent unit 2.

3.2 The internal area of the new unit will be 997 square meters [0.0997 hectares].

3.3 The Architects proposed general arrangements are included in Appendix B, Bate and Taylor Architects drawing numbers MH973-SK01 Revision B and MH877-04 Revision A, which show the location and layout of the proposed unit.

4.0 DRAINAGE CONCEPT

Surface Water Drainage

4.1 The existing external yard area is entirely impermeable. The surface water runoff from the existing external yard is currently unrestricted and discharges via existing gullies and channels into the existing drainage system that serves the wider retail park.

4.2 The existing drainage system is shown on WSP drawing number 15331241 / C1002 Revision J, a copy of this drawing is included in Appendix C.

4.3 The existing drainage system discharges to the adjacent disused Dove Canal. The disused canal is owned by Barnsley Metropolitan Borough Council [BMBC].

4.4 It is proposed to discharge the surface water runoff from the roof of the new unit directly into the existing drainage system. The external hardstanding will be modified and made good as required to accommodate the new unit and will also discharge in to the existing drainage system.

4.5 There will be no increase in impermeable area entering the existing drainage system as the new unit replaces an existing positively drained impermeable external yard.

4.6 The surface water run-off from the new unit will discharge into the existing drainage system at the same location as the existing yard current does.

4.7 As the approving authority BMBC have been consulted regarding the disposal of surface water runoff from the proposed unit and have confirmed their approval of the above proposals. A copy of their response is included in Appendix D.

4.8 The existing surface water drainage system will have to be suitably modified to receive the rainwater pipe connections from the new roof and any modifications required to the existing drainage and external yard to accommodate the new unit. Any alterations to the existing drainage must maintain the integrity of the existing system.

Foul Water Drainage

4.9 The foul water drainage flow from the proposed unit will be minimal given the proposed use of the building.

4. 10 The existing foul water drainage system is shown on WSP drawing number 15331241 / C1002 Revision J, a copy of this drawing is included in Appendix C.

4.11 The existing foul water drainage system indicated on the above drawing runs in close proximity to the proposed unit. The drainage system comprises 150mm diameter pipework laid at varying gradients with an approximate depth of 1.5m below existing ground level.

5.0 CONCLUSION

5.1 Based upon the details set out within this report we conclude that the most suitable surface water drainage strategy is to discharge into the existing surface water drainage system.

5.2 The existing area where the proposed unit is to be constructed is currently positively drained and discharges into the existing surface water system. Therefore there will be no increase in the volume or peak flow from the surface water runoff as a result of this development.

5.3 This strategy has received the approval of BMBC who are the approving authority.

5.4 Given the existing surface water drainage layout indicated on WSP drawing number 15331241 / C1002 Revision J there appears to be sufficient existing pipework in the vicinity of the proposed unit. This appears to be at an adequate depth to enable the connection of the proposed surface water drainage.

5.5 A suitably qualified consultant will be required to undertake a detailed design in due course to for the surface water drainage system serving the proposed unit. This detailed design should be based on the surface water drainage strategy within this report.

5.6 Based upon the details set out within this report we conclude that the most suitable foul water drainage strategy is to discharge into the existing foul water drainage system.

5.7 Given the anticipated foul water flow from the proposed unit and the existing foul water drainage layout indicated on WSP drawing number 15331241 / C1002 Revision J it is reasonable to assume there will be sufficient capacity to receive the additional foul water flow from the proposed unit.

5.8 A suitably qualified consultant will be required to undertake a detailed design in due course for the foul water drainage system serving the proposed unit. The detailed design should be based on the foul water drainage strategy within this report and will need to assess the capacity within the existing drainage system to receive the additional foul water flow from the proposed unit.

APPENDIX A

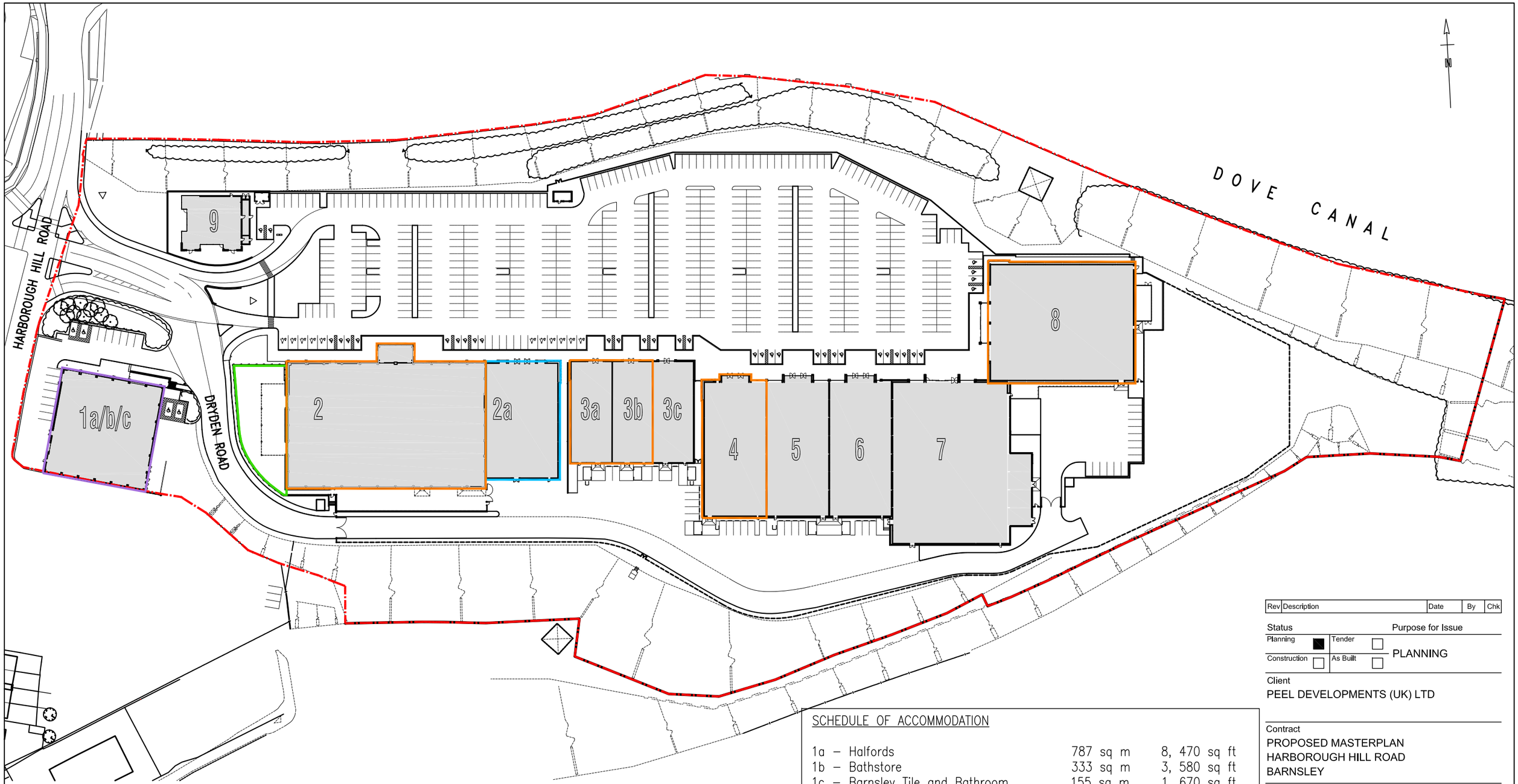
Aerial Photograph


Canal St
Canal Way
A635
Twibell St
Farming View
Meadow St
A61
Hill Rd
Proposed Unit 2a

Alan Wood & Partners

APPENDIX B

Bate and Taylor Architects drawing numbers MH973-SK01 Revision B and MH877-04 Revision A



01 **Proposed Masterplan**
Scale 1:1250 @ A3

SCHEDULE OF APPLICATIONS

1. Variation to allow non-food sales and some food
2. Variation to allow non-food sales and some food
3. New 997 sq m retail unit over existing garden centre (full)
4. Relocated 605 sq. m garden centre as previously approved (full)

SCHEDULE OF ACCOMMODATION

1a – Halfords	787 sq m	8, 470 sq ft
1b – Bathstore	333 sq m	3, 580 sq ft
1c – Barnsley Tile and Bathroom	155 sq m	1, 670 sq ft
2 – The Range	2975 sq m	32, 010 sq ft
2a – Available (Subject to Planning)	997 sq m	10, 730 sq ft
3a – Pets at Home	496 sq m	5, 340 sq ft
3b – Maplin	472 sq m	5, 080 sq ft
3c – Available	496 sq m	5, 340 sq ft
4 – Argos	1030 sq m	11, 085 sq ft
5 – Available	1004 sq m	10, 780 sq ft
6 – Available	1004 sq m	10, 780 sq ft
7 – DW Sports and Fitness	2428 sq m	26, 125 sq ft
8 – Currys and PC World	2080 sq m	22, 380 sq ft
9 – Pizza Hut	397 sq m	4, 275 sq ft

Rev	Description	Date	By	Chk

Status: Planning ■ Tender □ Construction □ As Built □ — Purpose for Issue: PLANNING

Client
PEEL DEVELOPMENTS (UK) LTD

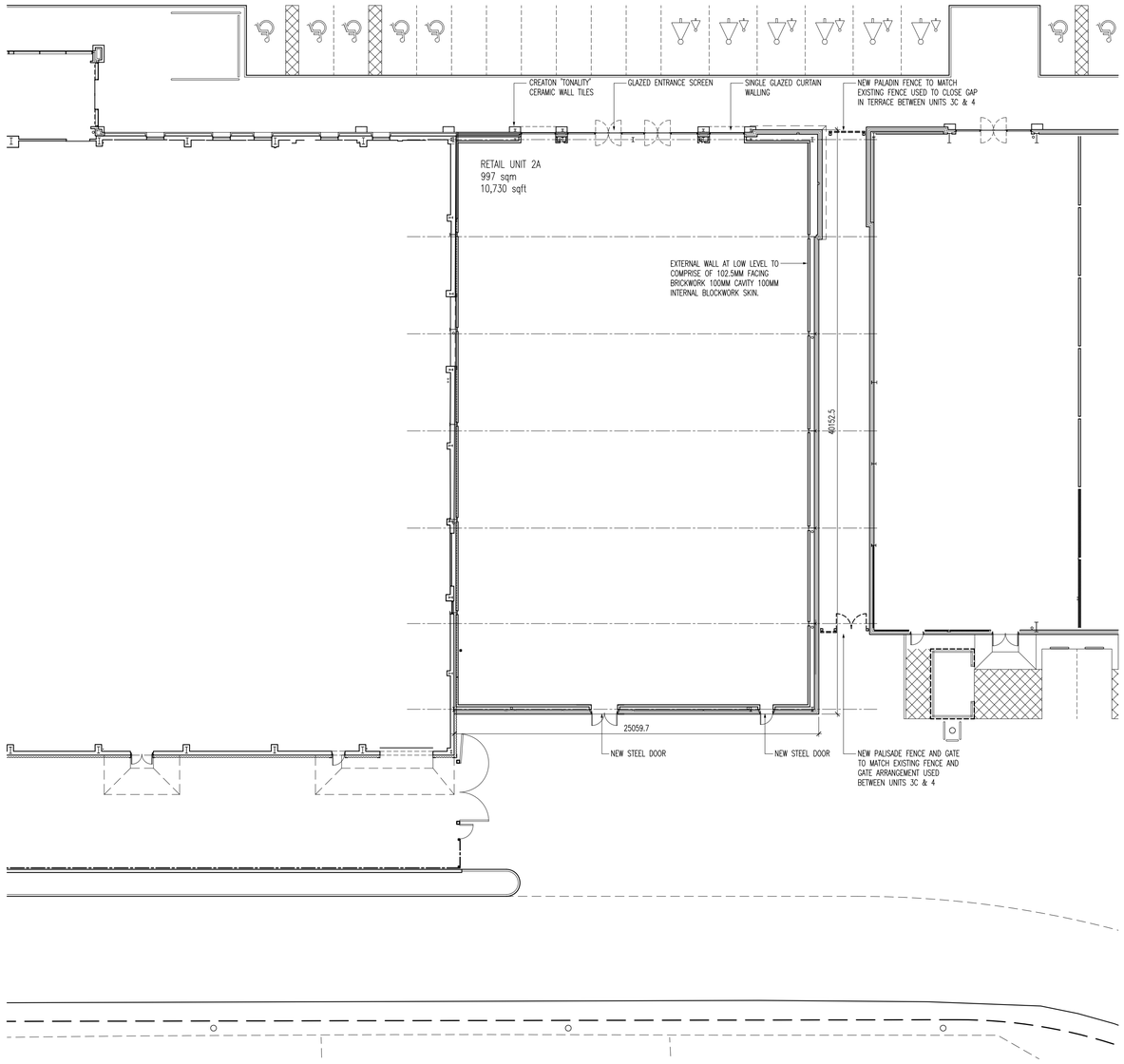
Contract
PROPOSED MASTERPLAN
HARBOROUGH HILL ROAD
BARNSLEY

Drawing
PROPOSED MASTERPLAN

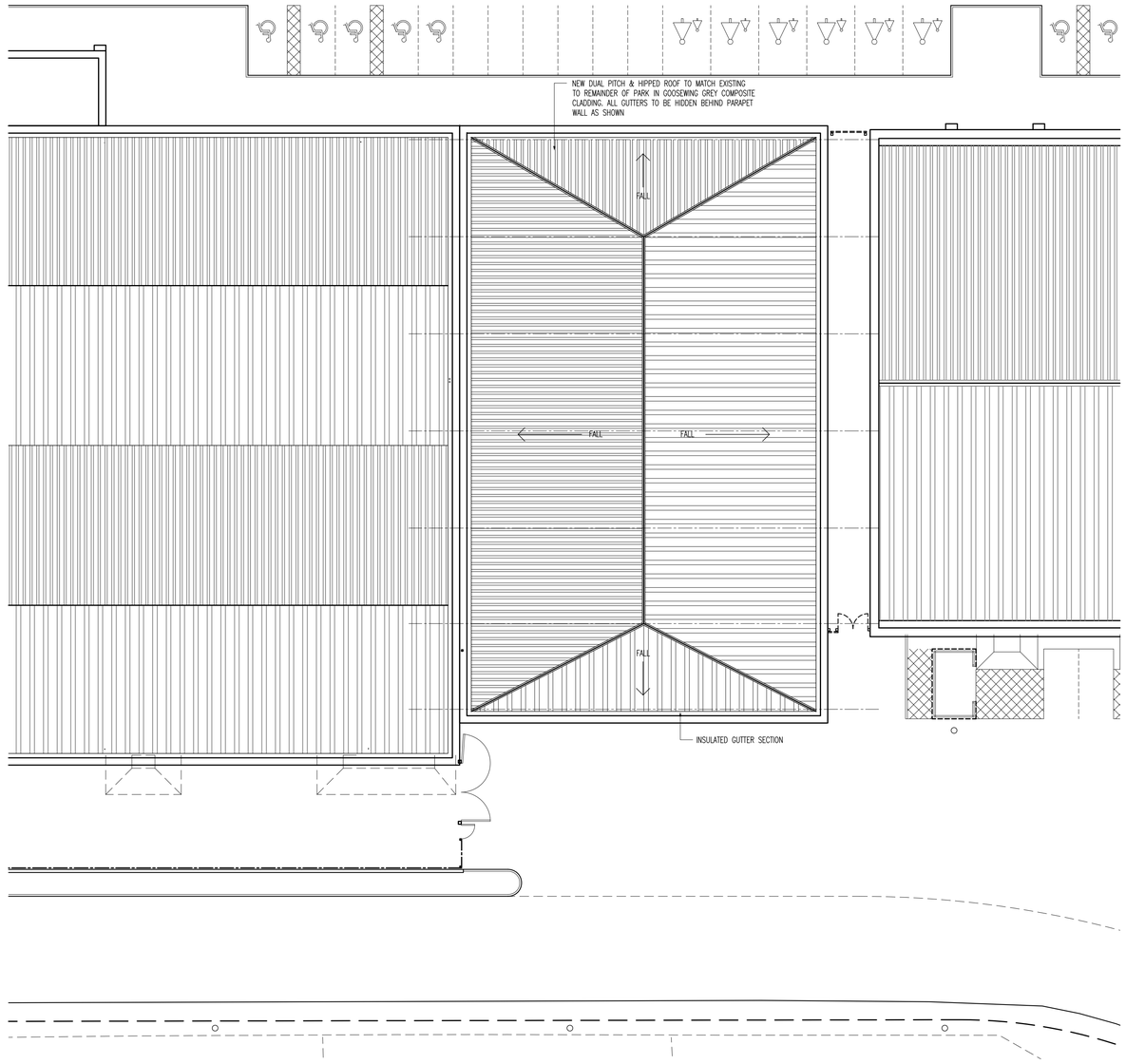
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manchester m1 5gg
tel: 0161 236 0999
fax: 0161 236 0404
mail@bate-taylor.co.uk

Drawing No. MH973-01 Revision /
Scales 1:1250 @ A3 Date JUNE '15
Drawn DL Checked GB

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01 Proposed Floor Plan
Scale 1:200 @ A1



02 Proposed Roof Plan
Scale 1:200 @ A1

Rev	Description	Date	By	Chk
A	GROSS EXTERNAL AREA ADDED	13/08/15	DL	GB

Status: Purpose for Issue
Planning ■ Tender □
Construction □ As Built □
PLANNING

Client
PEEL DEVELOPMENTS UK Ltd

Contract
PROPOSED UNIT 2A
HARBOROUGH HILL ROAD
BARNSLEY

Drawing
PROPOSED FLOOR PLAN
AND ROOF PLAN

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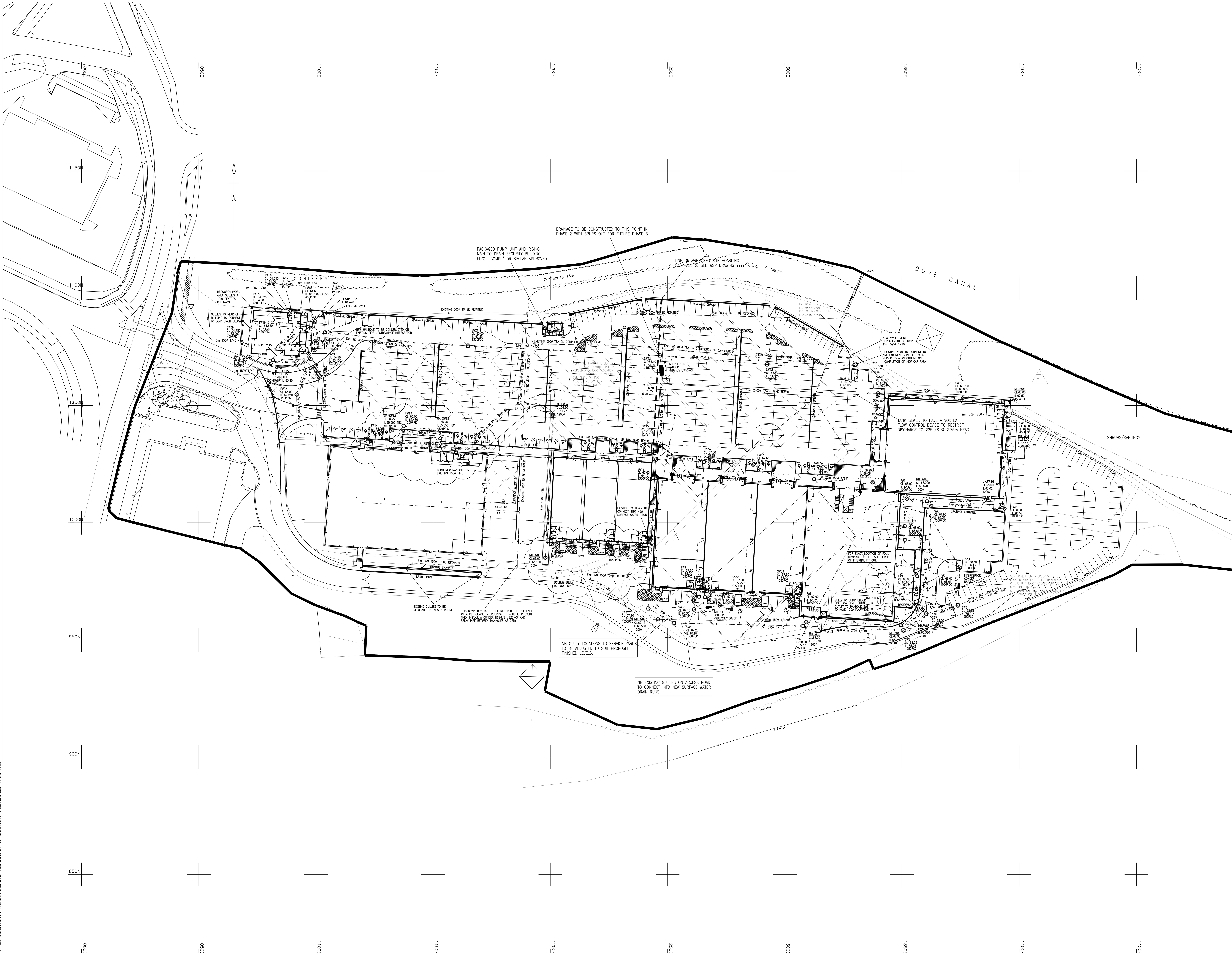
Drawing No. MH877-04 Revision A
Scales 1:200 @ A1 Date JULY '15
Drawn DL Checked GB

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APPENDIX C

WSP drawing number 15331241



DO NOT SCALE

KEY

- PROPOSED FOUL DRAIN
- PROPOSED SURFACE WATER DRAIN
- PROPOSED SURFACE WATER STORAGE TANK. TUBOCIDER CORRUGATED STEEL OR WEHOLITE HDPE. MANUFACTURER TO PREFORM ACCESS MANHOLES AND LATERAL CONNECTIONS.
- PROPOSED DRAINAGE CHANNEL WITH GULLY OUTLET.
- PROPOSED ROAD GULLY AND OUTLET

EXISTING DRAIN RUN TO BE ABANDONED. PIPES TO BE EITHER GRUBBED UP OR FILLED WITH GROUT.
EXISTING DRAINAGE CHANNELS, GULLIES AND CONNECTIONS IN CAR PARK TO BE ABANDONED.
EXISTING GULLIES IN ACCESS ROAD TO BE CONNECTED TO NEW SURFACE WATER DRAINAGE SYSTEM.

REV	DATE	BY	DESCRIPTION	CHK	APD
J	21/10/04	PRK	DRAINAGE TO UNIT 3 AMENITY BLOCKS AND SERVICE ROAD AMENDED. DRAINAGE TO UNIT 2 CANOPY AREA AMENDED.		
I	10/09/04	PRK	LAND DRAIN, RWP AND GULLIES AROUND PIZZA ADDED. SERVICE ROAD DRAINAGE UPDATED		
H	16/07/04	PRK	DRAINAGE AROUND PIZZA HUT AMENDED UNIT 2 SERVICE YARD AND GARDEN CENTRE DRAINAGE UPDATED.		
G	28/06/04	PRK	DRAINAGE AROUND PIZZA HUT/CAR PARK ADDED / AMENDED TO SUIT LAYOUT/LEVELS		
F	01/06/04	PRK	GULLY TO SPA AND GULLIES TO ENTRANCE IN UNIT 7 REVISED TO LATEST FIT OUT DETAILS		
E	19/04/04	LJG	DRAINAGE TO REAR OF UNIT 8 AMENDED TO TIE IN WITH REVISED COVER LEVELS		
D	29/03/04	PRK	UNIT 7 BELOW SLAB DRAINAGE AMENDED TO SUIT REVISED CLIENT FIT OUT REQUIREMENTS		
C	09/03/04	ML	AMENDED TO SUIT DESIGN TEAM COMMENTS		
B	01/03/04	PRK	FOUL DRAINAGE TO UNITS 7 AND 8 AMENDED TO SUIT TENANTS FIT OUT REQUIREMENTS		
A	22/01/04	PRK	UNITS 2 DRAINAGE TO ENTRANCE ADJUSTED UNIT 3 FOUL DRAINAGE LAYOUT AMENDED TANK SEWER GA AMENDED AND SW DRAINAGE ADJUSTED TO SUIT. POOL DRAINAGE AMENDED AND SW MANHOLE TO REAR OF UNIT 8 MOVED. CONSTRUCTION ISSUE		
P4	30/10/03	PRK	UNITS 4,5 & 6 UPDATED, DRAINAGE TO UNIT 2 SERVICING/DIVERSIONS AT UNIT 2 ENTRANCE & PIZZA HUT DRAINAGE CONNECTIONS ADDED TANK SEWER AMENDED		
P3	26/09/03	PRK	FOUL DRAINAGE TO INTERNAL AREAS ADDED		
P2	10/09/03	PRK	AMENDED TO SUIT PHASING REQUIREMENTS AND UPDATED ENTRANCE AREA LAYOUT		
P1	04/09/03	PRK	ISSUED FOR PRICING		

DRAWING STATUS: CONSTRUCTION

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http://www.wspgroup.com

CLIENT: PEEL INVESTMENTS (NORTH) LIMITED

ARCHITECT: BATE AND TAYLOR ARCHITECTS

PROJECT: THE PEEL CENTRE BARNSLEY

TITLE: PROPOSED DRAINAGE LAYOUT

SCALE @ A0: 1:500 @ A0	CHECKED:	APPROVED:
CAD FILE:	DESIGN-DRAWN: PRK	DATE: SEPTEMBER 2003
PROJECT No: 15331241	DRAWING No: C1002	REV: J

© WSP Group plc

\\WPLINSRV2008\Data\00000 Live Projects\36001-37000\36889 Peel Holdings (Land & Property) Ltd, Peel Centre, Barnsley - Drainage SI\C1002.dwg 14 Jul, 2015 - 9:04am

Alan Wood & Partners

APPENDIX D

Barnsley Metropolitan Borough Council Correspondence

John Peyman

From: Bell , Derek <DerekBell@barnsley.gov.uk>
Sent: 29 June 2015 16:10
To: John Peyman
Subject: RE: 36889 - Peel Centre, Barnsley

John,

Having reviewed the proposal for Unit 2a at the Peel Centre I'm happy to confirm that the acceptance of the surface water runoff for the new unit into the existing drainage system on site as per the details below.

Regards ~ Derek

Derek Bell
Principal Network Resilience Manager
Environment & Transport
Barnsley Metropolitan Borough Council, Westgate Plaza 1, PO Box 601, Barnsley, S70 9FA*

** Sat Nav Reference - **S70 2DR***

Tel: Ext - 01226 787654 Int - 6654
Mob: 07773 783184
Fax: 01226 772196
E-mail: DerekBell@barnsley.gov.uk

From: John Peyman [mailto:John.Peyman@alanwood.co.uk]
Sent: 29 June 2015 11:33
To: Bell , Derek
Cc: Mark Barwood; Cliff Scott; James Gibson
Subject: RE: 36889 - Peel Centre, Barnsley

Good morning Derek,

Following our email below have you had chance to consider your response relating to unit 2a?

Regards

John Peyman

For and on behalf of Alan Wood & Partners

Tel: 01482 442138

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From: John Peyman
Sent: 15 June 2015 09:21
To: derekbell@barnsley.gov.uk
Cc: Mark Barwood; Cliff Scott; James Gibson
Subject: 36889 - Peel Centre, Barnsley

Derek

Following our telephone conversation on Friday we have pleasure in attaching WSP drawing number 15331241/C1001 Rev. P1. This drawing is not an 'As Built' drawing however it does show the existing drainage system [at the time of the proposed alterations in 2003] with the proposed modifications due to the re-development of part of the Peel Centre. The area where it is proposed to construct unit 2a is an existing garden centre external hardstanding which according to the attached drawing is positively drained. The drawing shows the drainage system that serves this area discharging into an existing outfall pipe which in turn discharges into the former Dove Canal.

We also attach Bate & Taylor Architects drawing number MH973-SK01 Rev B which shows the proposed location of unit 2a. The unit floor area is circa 1000m2. We would propose to discharge the roof water from the proposed unit into the existing drainage system - given that the existing hardstanding is positively drained there will be no increase in discharge rate or volume when compared to the existing system. The adjacent hard standings will drain into the existing drainage system as they currently do.

As the council own the land of the former canal and are the approving authority in relation to drainage we should be grateful for your comments on the above to enable us to finalise our drainage strategy document which will accompany the planning application.

We also confirm our discussions regarding the proposed building behind Halfords [unit 10 on the attached drawing number MH973-SK01 Rev B during which we agreed that soakaway testing would need to be undertaken on site to establish if a SuDs solution would be appropriate. We will confirm the results of the soakaway testing in due course following which we hope to be able to progress with the drainage strategy for this unit which will have a separate planning application to unit 2a.

Regards

John Peyman

For and on behalf of Alan Wood & Partners

Tel: 01482 442138

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