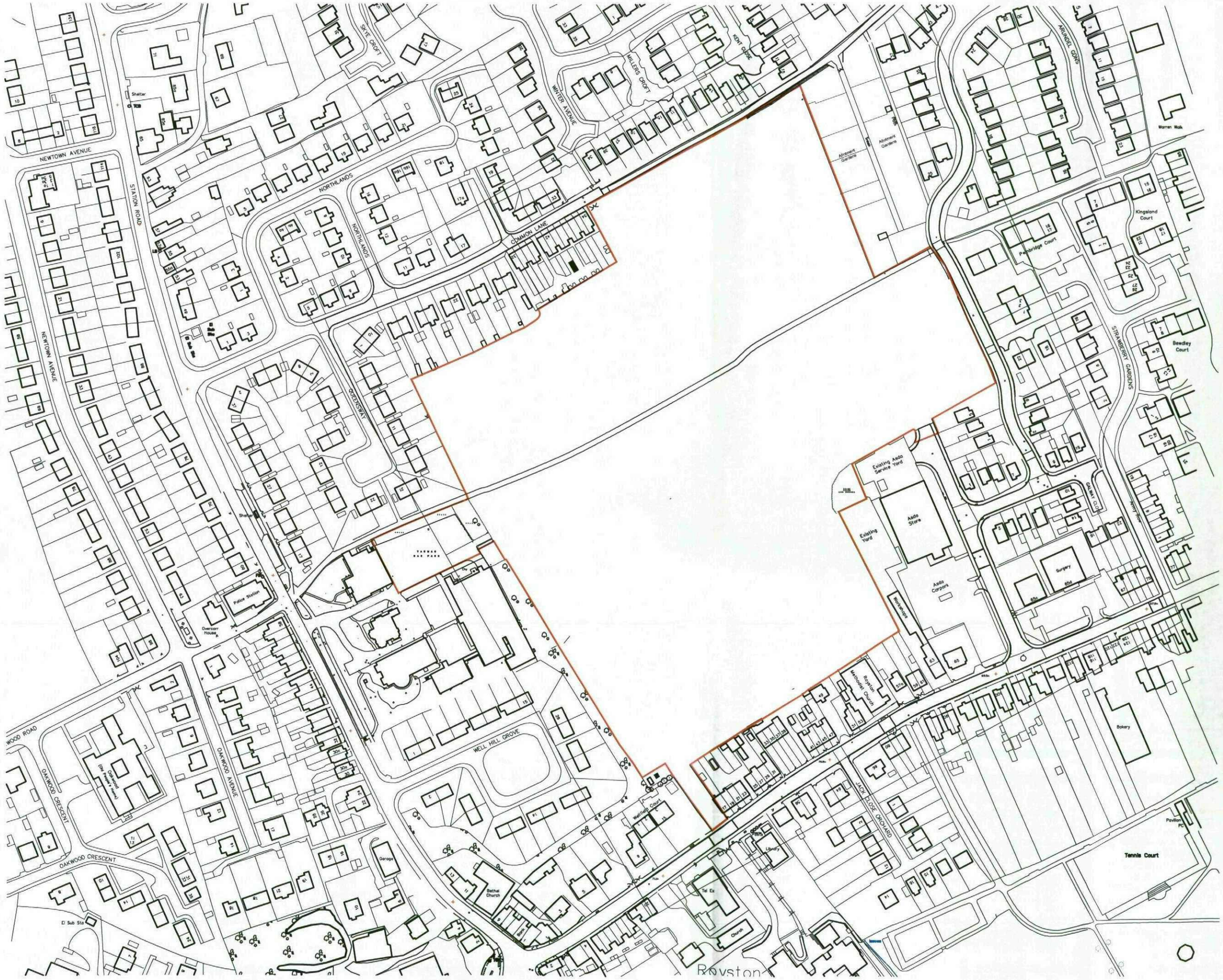


North

Approx site area: 7.12 Hectares
17.59 Acres

Application Boundary

Rev.	Date	Details	Drawn	Checked

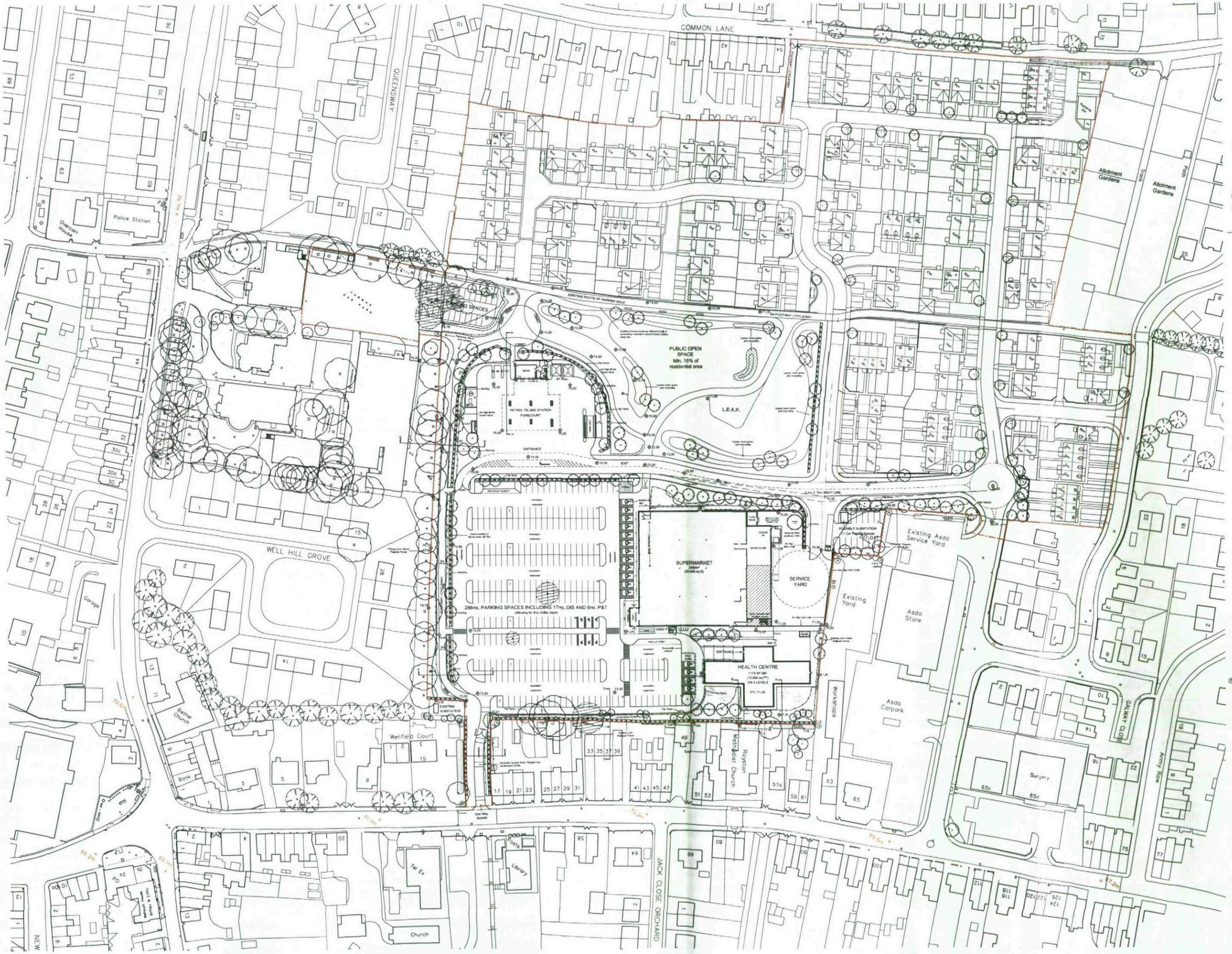
Issued for:

Project/Client: Proposed Mixed Use Development Midland Road, Royston	Project No: 2111031
	Dwg No: AD (00) 01
	Rev: -
Drawing: Site Location Plan	Scale: 1:2000 @A3
	Drawn By: JJH Date: NOV '12
	Checked By: RH Date: NOV' 12

ARCHIAL

Tel: +44 (0)113 388 4330
Web: www.archialgroup.com

Contractors must work only to figured dimensions which are to be checked on site.
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NOTES
1. FOR TREE SURVEY NOTES SEE ACCOMPANYING JAMES ROYSTON ARBORICULTURAL SURVEY
2. FOR DETAILED LANDSCAPING PROPOSALS SEE SMEEDEN FOREMAN LANDSCAPE MASTERPLAN

LEGEND

- PROPOSED TREE
- EXISTING SURVEYED TREE TO BE RETAINED
- EXISTING TREE (NOT SURVEYED) TO BE RETAINED
- EXISTING SURVEYED TREE TO BE FELLED
- EXISTING LANDSCAPE
- PROPOSED HEDGEROW
- PROPOSED DENSE PLANTING

SCHEDULE OF RESIDENTIAL ACCOMMODATION

* AFFORDABLE HOME ALLOCATION

Housetype	Total
Cherryburn 2 Storey 4 Bed Detached House	3 No.
Crathorne 2 Storey 4 Bed Detached House	9 No.
Roseberry 2 Storey 4 Bed Detached House	18 No.
Souter 2½ Storey 3 Bed Semi Detached / Terraced House	17 No.
Lumley 2½ Storey 4 Bed Detached House	7 No.
Rufford 2 Storey 3 Bed Detached House	12 No.
Rufford Semi 2 Storey 3 Bed Semi Detached	20 No.
Hanbury 2 Storey 3 Bed Semi Detached	36 No.
Swale 2½ Storey 3 Bed Semi Terrace	11 No.
Skipton 2 Storey 2 Bed Semi Terrace	10 No.

Total 143 units

KEY AND BOUNDARY TREATMENT

- DENOTES 1800 HIGH CLOSE BOARDED FENCE
- DENOTES 900 HIGH 2 POST AND RAIL TIMBER FENCE
- DENOTES 1800 HIGH SCREEN WALL / FENCE
- DENOTES 900 HIGH RAILINGS
- DENOTES BRICK DWARF WALL WITH 900mm RAILINGS

600 TIMBER KNEE RAIL. PULL EXTENT TBA

(A)(B)(C) (F)(G)(H)(I)(J)(K)(L) EXISTING 2.4M (MEAN) GREEN METAL PALISADE FENCE TO REMAIN

(D)(E) EXISTING 2.0M BRICK WALL TO REMAIN

(D)(E) EXISTING 1.8M BRICK WALL TO REMAIN

Rev	Date	Note	Drawn	Checked
A	30.11.12	SITE ACCESS AMENDED	JJH	RH

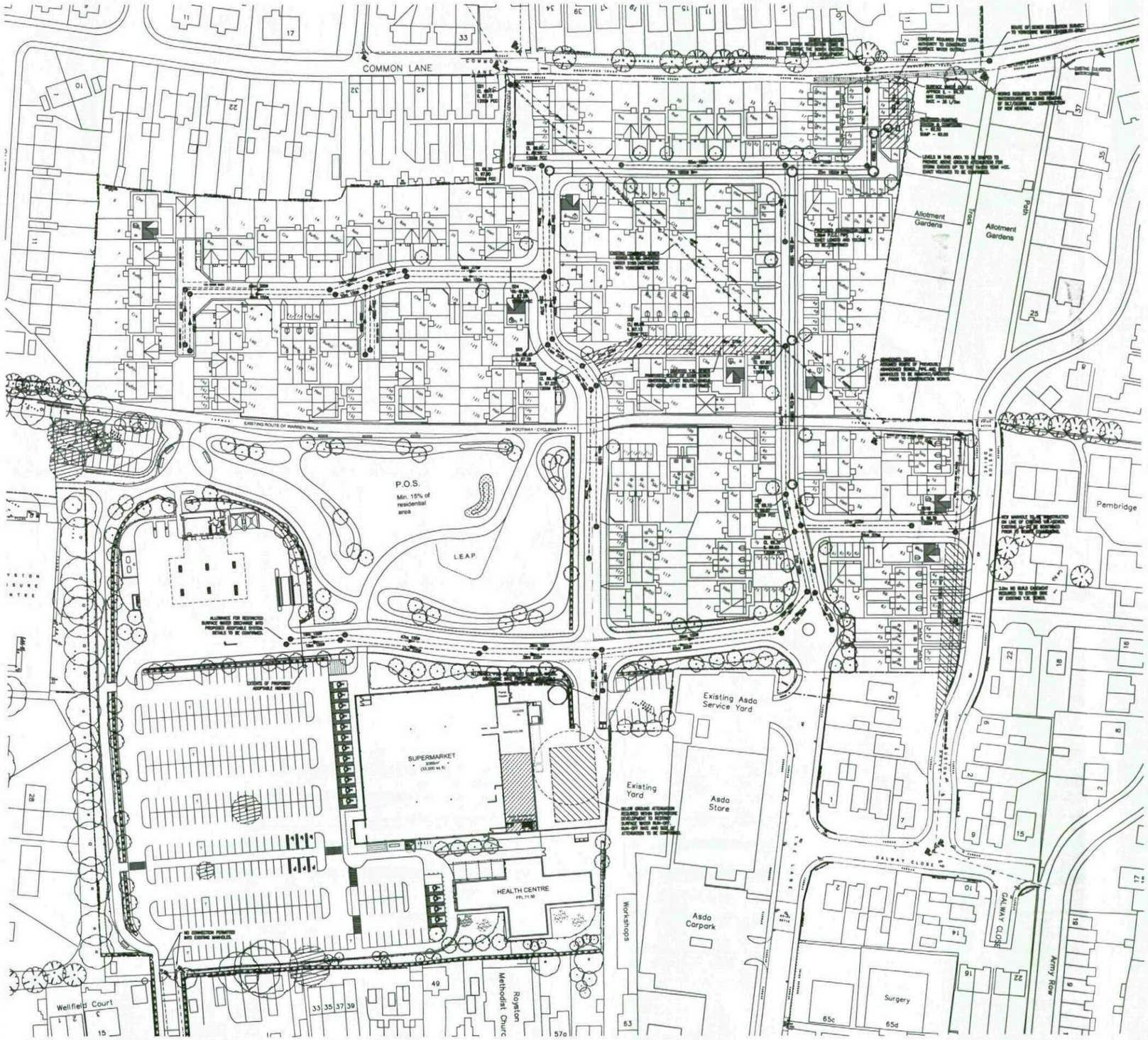
Issued for: PLANNING

Project/Client: Proposed Mixed Use Development Midland Road, Royston	Project No: 2111031
	Dwg No: AD (00) 02
	Rev: -
Drawing: Proposed Site Layout Plan	Scale: 1:500 @A0
	Drawn By: JJH Date: NOV '12
	Checked By: RH Date: NOV '12

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A0



PERMEABILITY TESTS IN ACCORDANCE WITH BRE Digest 365 'SOAKAWAY DESIGN' CONFIRM THAT THE USE OF SOAKAWAYS AS A METHOD FOR DISPOSAL OF SURFACE WATER IS NOT CONSIDERED FEASIBLE.

NO EXISTING CONNECTIVITY HAS BEEN PROVEN TO THE EXISTING YORKSHIRE WATER SYSTEM WITHIN MIDLAND ROAD, THEREFORE NO FOUL OR SURFACE WATER DISCHARGE WILL BE PERMITTED INTO THESE SEWERS.

DO NOT SCALE.

Only PDF/DWF formats of this drawing are controlled. All other formats (eg. DWG AutoCAD FILES) are UN-controlled and are used at your own risk.

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Contractors should refer to the residual risks contained in the CDM Pre Construction Information before carrying out any site operations and should not issue parts of this drawing without including the CDM notes and references. This information will include details of the SIGNIFICANT risks which 3E have considered beyond that which a competent contractor should be aware.

SURFACE WATER OUTFALL SUBJECT TO CONSENT BY LOCAL DRAINAGE AUTHORITY UNDER THE LAND DRAINAGE ACT 1991 (SECTION 23-24).

WORKS TO THE EXISTING DITCH ARE REQUIRED AND MAY REQUIRE WORKS WITHIN 3RD PARTY LAND. AGREEMENTS SHOULD BE PUT IN PLACE TO SECURE THESE WORKS.

A FOUL WATER SEWER REQUISITION IS REQUIRED TO SERVE THE NORTH EASTERN CORNER OF THE DEVELOPMENT.

DISCUSSIONS WITH Y.W. ARE REQUIRED TO CONFIRM THE DETAILS OF THE REQUISITION.

THE SURFACE AND FOUL WATER DRAINAGE IS SHOWN INDICATIVE ONLY AND IS SUBJECT TO ANY AMENDMENTS TO THE ARCHITECTS LAYOUT.

FURTHERMORE, THE ATTENUATION VOLUMES SHOWN ARE BASED ON A TOTAL RESTRICTED RUN-OFF RATE OF 35 L/Sec WITH A RESTRICTED RUN-OFF FROM THE SUPERMARKET DEVELOPMENT OF 5.0 L/Sec. ANY INCREASE IN THIS SUPERMARKET RUN-OFF RATE WILL REQUIRE ADDITIONAL ATTENUATION WITHIN THE ADOPTED HIGHWAY.

ABOVE GROUND ATTENUATION IS REQUIRED TO ACCOMMODATE THE 1 IN 100 YEAR + CC EVENT ON SITE. GROUND LEVELS SHOULD BE SHAPED TO ENSURE THIS FLOODWATER IS CONTAINED ON SITE IN AN AREA WHICH DOES NOT IMPACT ANY EXISTING OR PROPOSED PROPERTIES

ALL PROPOSED INVERT LEVELS SHOWN (S185 DIVERSION) ARE APPROXIMATE AND SUBJECT TO CONFIRMATION OF THE INVERT LEVELS ALONG THE EXISTING SEWER.

THE PROPOSED SEWER DIVERSION, INCLUDING THE INDICATIVE SIZES & LEVELS ARE SUBJECT TO Y.W. APPROVAL. DETAILS ARE TO BE CONFIRMED ONCE A FORMAL S185 APPLICATION IS SUBMITTED.

KEY

- EXISTING YW SEWER TO BE ABANDONED
- EXISTING YW COMBINED SEWER
- PROPOSED ADOPTABLE SURFACE WATER DRAINAGE
- PROPOSED ADOPTABLE SURFACE WATER MANHOLE
- PROPOSED ADOPTABLE FOUL WATER DRAINAGE
- PROPOSED ADOPTABLE FOUL WATER MANHOLE

SUBJECT TO THE APPROVAL OF ALL RELEVANT AUTHORITIES

Date	Revision	Drawn	Rev.
09.11.12	REVISED TO SUIT LATEST ARCHITECTS LAYOUT AS SHOWN ON ARCHITECTURAL DRAWING A0200 SK.	JM	P3
08.11.12	ADDITIONAL DRAINAGE INFORMATION ADDED, NOTES IMPROVED FOLLOWING DISCUSSIONS WITH EMAIL 'W' & FURTHER SITE INVESTIGATIONS, S185 SEWER DIVERSION ADDED.	JM	P2
02.10.12	INITIAL ISSUE	JM	P1

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F 01924 240421
www.3econsult.com

Client: Kier Ventures Limited

Project: Midland Road, Royston

Title: Proposed Drainage Layout

Scale	Drawn	Checked	Date
1:500	JM	AP	OCT 12

Drawing Status: Preliminary

Job No.	Drawing No.	Revision
11120	C1000	P3

YorkshireWater

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0845 120 8482
Fax: (01274) 372 834

Email:
Planning.Sewerage@yorkshirewater.co.uk

For telephone enquiries ring:

Kashif Khan on (0845)120 8482

3E Consulting Engineers
Calder Close
Calder Park
Wakefield
WF4 3BA

FAO Mr John Mitchell

3E CONSULTING ENGINEERS
DATE RECEIVED
25 NOV 2011
JOB No 11120

Your Ref:
Our Ref: M007707

21st November 2011

Dear Sir,

Royston High School Site, Midland Road, Royston, Barnsley - Pre-Planning Sewerage Enquiry on J747397

Thank you for your enquiry received 28th October 2011. Our charge of £83.76 (plus VAT) will be added to your account with us, reference TEC066. You will receive an invoice for your account in due course. Please find enclosed a complimentary extract from the Statutory Sewer Map. This indicates the recorded position of the public sewers. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site:

There is a 300/375 mm diameter public combined sewer recorded crossing the site. No buildings are to be erected within 3 (three) metres, nor trees planted within 5 (five) metres of this public sewer. It may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer. If you wish to have this sewer diverted under Section 185 of the Water Industry Act 1991 an application should be made in writing. To discuss this matter, please telephone 0845 120 84 82.

There is an outfall to watercourse, under the control of Yorkshire Water, located near to/within the site. Vehicular access, including with large tankers, could be required at any time.

Development of the site should take place with separate systems for foul and surface water drainage. The separate system should extend to the public sewer.

Foul water domestic waste should discharge to the 375 mm diameter public combined sewer recorded crossing/within the site.

The developer's attention is drawn to Requirement H3 of the Building Regulations 2000. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.

Sustainable Drainage Systems (SUDS), for example the use of soakaways and/or permeable hardstanding etc., may be a suitable solution for surface water disposal appropriate in this situation. You are advised to seek comments on the suitability of SUDS in this instance from the appropriate authorities.

Where appropriate, soakaways, swales and infiltration trenches (SUDS) may be adopted as part of the public sewer network. For general conditions for the adoption of SUDS please see the attached sheet. Further information may be seen in the DEFRA publication 'Interim Code of Practice for Sustainable

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CUSTOMER SERVICE EXCELLENCE CSE

Drainage Systems' (ISBN 0-86017-904-4). If the developer is considering adoption of SUDS they should contact our Developer Services Team on 0845 120 84 82.

The local public sewer network does not have capacity to accept any discharge of surface water from the proposal site. The developer is advised to contact the Environment Agency/local Land Drainage Authority with a view to establishing a suitable watercourse for discharge.

It is understood that watercourses are located adjacent to the site. These appear to be the obvious place for surface water disposal.

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority, with regard to surface water disposal from the site.

Prospectively adoptable sewers and pumping stations must be designed and constructed in accordance with the WRc publication "Sewers for Adoption - a design and construction guide for developers" 6th Edition as supplemented by Yorkshire Water's requirements, pursuant to an agreement under Section 104 of the Water Industry Act 1991. An application to enter into a Section 104 agreement must be made in writing prior to any works commencing on site. Please contact our Developer Services Team (telephone 0845 120 84 82) for further information.

The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. Highway drainage, however, may be accepted under certain circumstances; for instance, if SUDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network. In this event, the developer will be required to enter into a formal agreement with Yorkshire Water Services under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network.

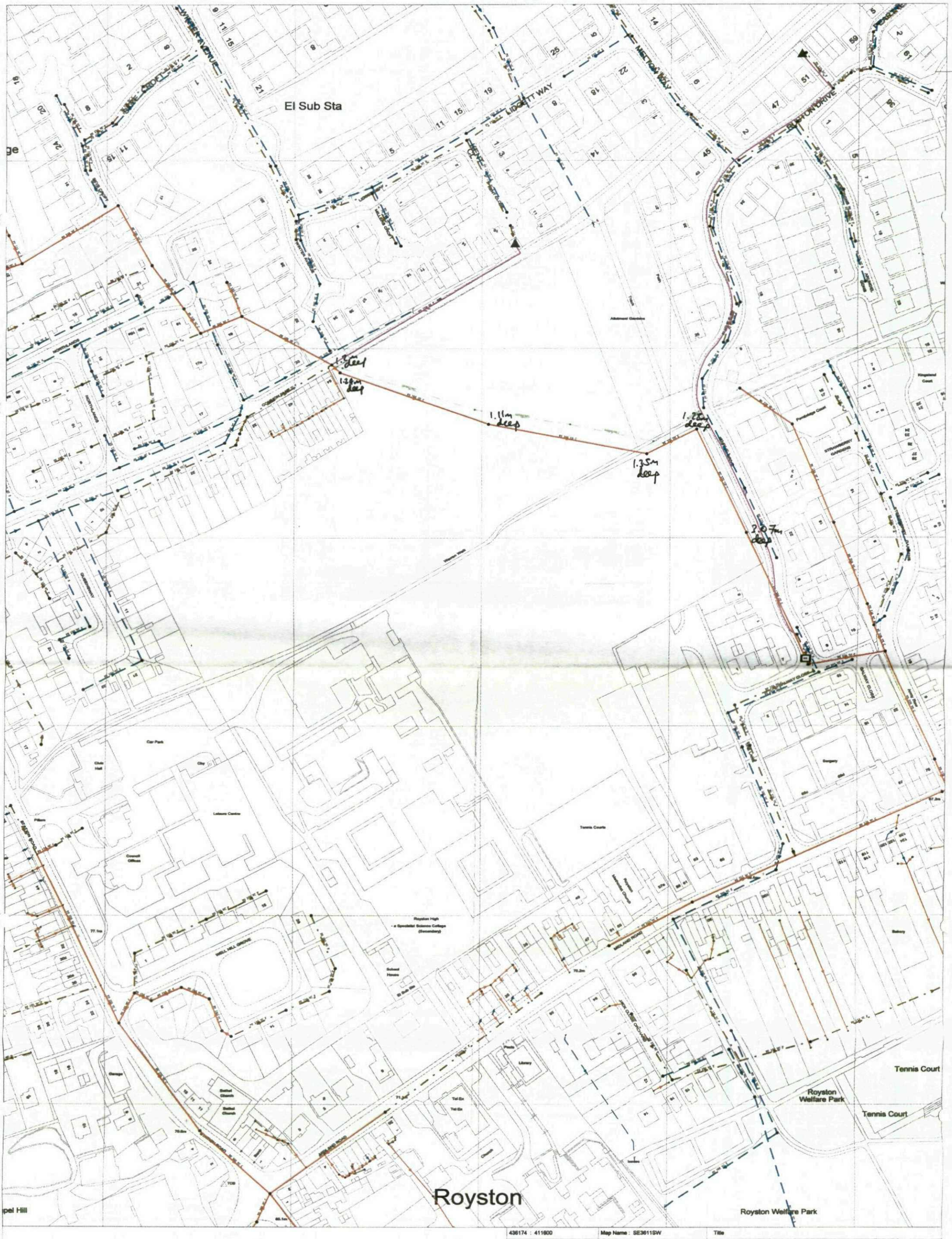
No land drainage to be connected/discharged to public sewer.

Any new connection to an existing public sewer will require the approval of Yorkshire Water. You may obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0845 120 84 82.

All the above comments are based upon the information and records available at the present time. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours faithfully

Developer Services Team



436174 : 411800

Map Name : SE3611SW

Yorkshire Water,
PO Box 500,
Halifax Road,
Bradford BD6 2LZ
Contact Name :
K KHAN
Contact Tel :

Title

Notes

Partial Key

Foul Sewer = F

Combined Sewer = C

Surface Water Sewer = SW

Trade Sewer = TD

Partially Separate = PS

This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers. No house or property connections are shown.

Date Req : 21/11/2011, 12:09:44

Date Gen : 21/11/2011, 12:09:56

Source : Sewer Network Enquiry

UPN: Undefined

Originator: K KHAN, New Development - Waste Water,