

APPENDIX D
TOPOGRAPHICAL SURVEY AND EXISTING CATCHMENT PLAN

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NOTES


1. ALL LEVELS TO MGD0
2. DO NOT SCALE FROM THIS DRAWING

KEY

- Catchment 1
220 m²
- Catchment 2
5768 m²



REV	DESCRIPTION	DATE	BY


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CLIENT
KEEPMOAT HOMES

PROJECT
LESLIE ROAD-KENDRAY
CATCHMENT PLAN

SCALE
1:1000

DATE
March 2009

PROJECT NUMBER
9507/FRA1

APPENDIX E
SEWER RECORD PLAN AND WATER AUTHORITY CORRESPONDENCE



YorkshireWater

Encia Group Limited
7 Eggleston Court
Riverside Park
MIDDLESBROUGH
TS2 1RU

For the attention of Darren Linklater

Your Ref:
Our Ref: K000561



Yorkshire Water
New Development Team Sewerage
Western House
Halifax Road
PO Box 500
Bradford
BD6 2LZ

Tel: (0845)1242424
Fax: (01274) 372 834

Email:
Planning.Sewerage@yorkshirewater.co.uk

For telephone enquiries ring:
Kashif Khan on (0845)1242424

30th January 2009

Dear Sir,

Leslie Road, Kendray, Barnsley - Pre-Planning Sewerage Enquiry - Residential

Thank you for your enquiry of 27th January 2009. Our charge of £70.00 (plus VAT) will be added to your account with us, reference AIG025. 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 are 150 mm diameter public combined and 225 mm diameter public surface water sewers recorded crossing the site. No buildings are to be erected within 3 (three) metres, nor trees planted within 5 (five) metres of these public sewers. It may not be acceptable to raise or lower ground levels over the sewers, nor to restrict access to the manholes on the sewers. If you wish to have these sewers diverted under Section 185 of the Water Industry Act 1991 an application should be made in writing. To discuss this matter, please telephone 0845 124 24 24.

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 should discharge to the 150 mm diameter public combined sewer recorded crossing/within the site.

From the information supplied, it is not possible to determine if the site is low-lying relative to the location of the public sewer network. If the ground level of a site or the level of any basement is below the ground level of the point of connection to a public sewer, the developer may have to take precautions to prevent the risk of flooding of the site from surcharge of the public sewer network. Such precautions may include raising the level of the site, having pumped discharges from the site and/or the installation of anti-flooding valves.

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 Drainage Systems' (ISBN 0-86017-904-4). If the developer is considering adoption of SUDS he should contact our New Development Team at Sheffield on 0845 124 24 24.

The local public sewer network does not have capacity to accept any additional 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 (if any nearby) for discharge.

Surface water should discharge to the 225 mm diameter public surface water sewer recorded crossing/within the site.

Surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing use of the site. To maintain the "status quo" in the public sewer network, any discharge of surface water from the site should take place with similar rates of flow and/or measured areas discharging to similar points of connection to that of the existing use of the site. You will need to demonstrate positive drainage to the public sewer to Yorkshire Water by means of investigation and calculation carried out at your expense.

To do this, Yorkshire Water requires to see existing drainage layouts with pipe sizes, gradients and connection points, proposed drainage layouts with pipe sizes, gradients and connection points, measured impermeable areas of the present use of site and the proposed use of site, along with the calculations that show the existing discharge rate from the site to the public sewer and the proposed discharge rate from the site to the public sewer.

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/Internal Drainage Board, with regard to surface water disposal from the site.

Prospectively adoptable sewers 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 New Development Team at Sheffield (telephone 0845 124 24 24) 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. Land drainage will not be allowed into a public sewer. 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.

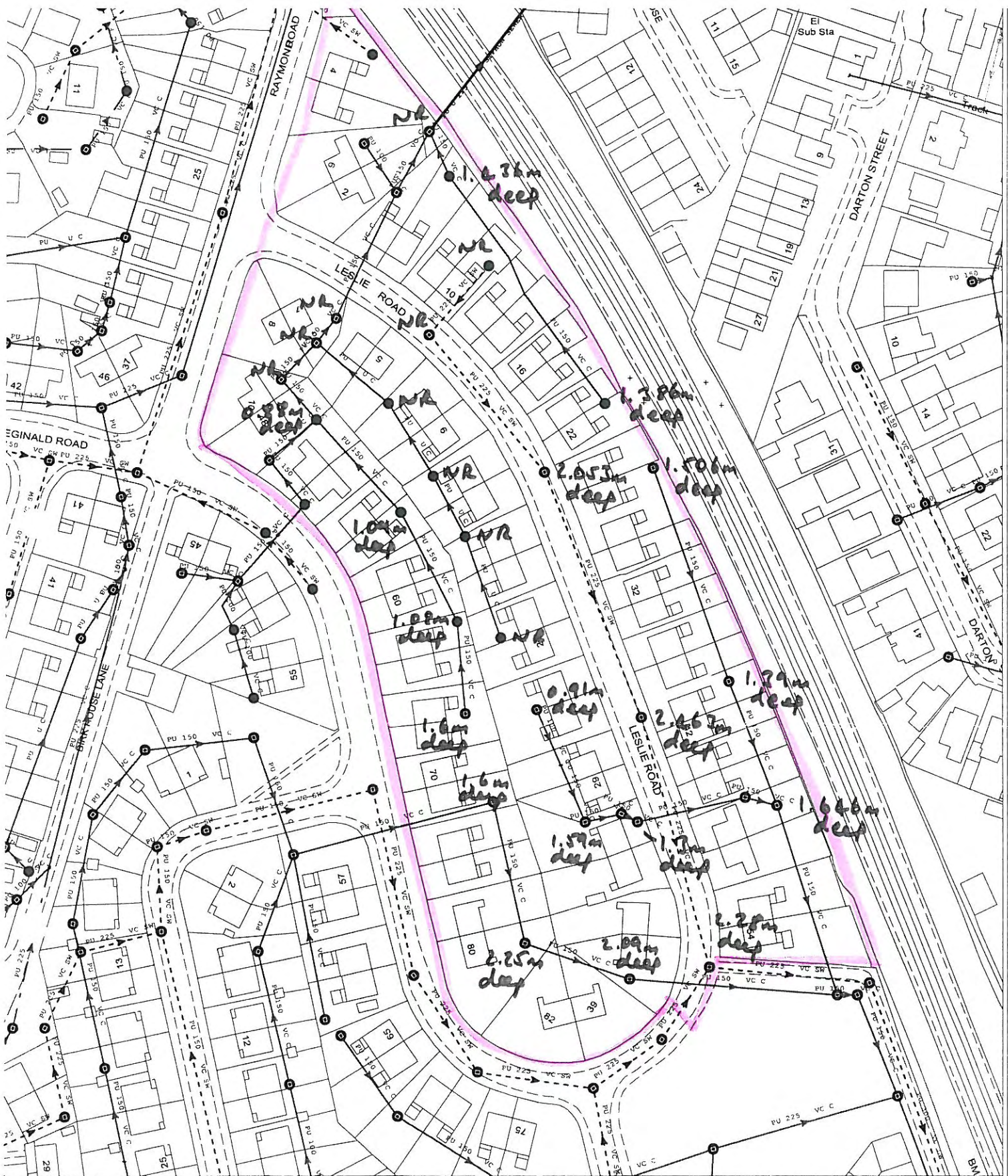
Any new connection to an existing public sewer will require the approval of Yorkshire Water. You may obtain an application form by telephoning 0845 124 24 24.

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

A handwritten signature in black ink, appearing to be 'J. H.', written in a cursive style.

New Development Team



436608 : 405325

Map Name : SE3605SE

Title

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

Notes

NR : No recorded depth.

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.



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