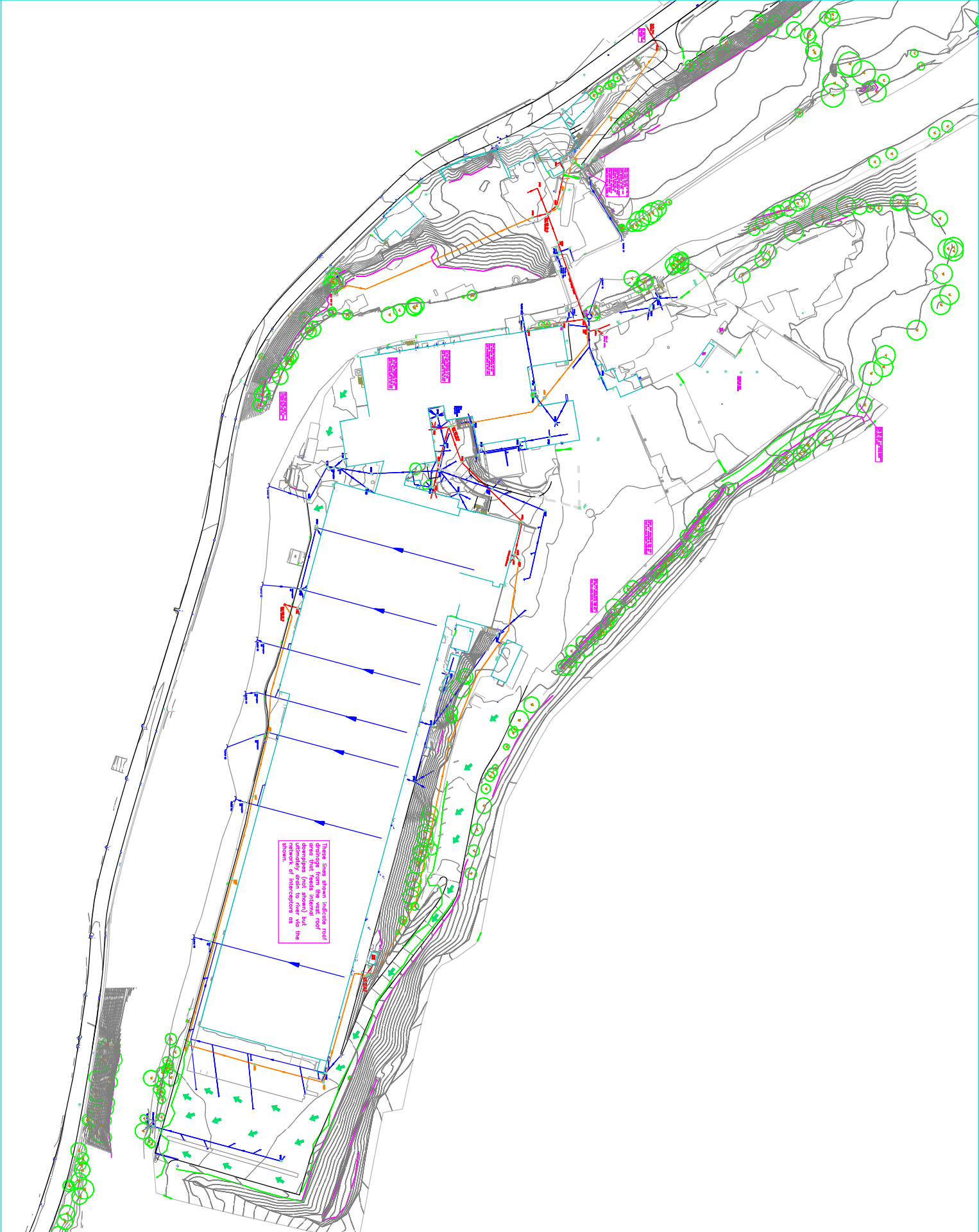




Legend/Notes:

- Foul Sewers
- Surface Water Sewers
- Rising Main



INVEIK SURVEYS
LIMITED
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Client
Weetwood (Leeds)

Drawing Title
Oughtibridge Overall Site Drainage

Scales	Drawn
N.T.S	PW
Date 11.01.16	Checked RD
Job Number 0970	Approved KN

Sheet 3150, Drawing Number & Revision
A1_0970/01_Rev_01

Weetwood
70 Cowcross Street
London
EC1M 6EJ

For the attention of Keely Bosner

Your Ref:
Our Ref: R019067

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

Tel: 0345 120 8482
Fax: (01274) 372 834

Email:
Technical.Sewerage@yorkshirewater.co.uk
For telephone enquiries ring:
Robert Illingworth on 0345 120 8482

Date: 14/12/2015

Dear Sirs,

Oughtibridge Mill, Sheffield - Pre-Planning Residential Sewerage Enquiry on R028288

Thank you for your recent enquiry and remittance. Our official VAT receipt has been sent to you under separate cover. Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records.

The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months:

Treatment

The local Waste Water Treatment Works (WWTW) is Wharnccliffe Side WWTW . It is understood that this WWTW may only have limited spare capacity, if any, available. We have contacted the respective treatment team for more information regarding the impact of proposed development and will contact you when an assessment has been made.

Existing Infrastructure

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

Wharnccliffe Side WWTW is also located near to the site. Yorkshire Water benefits from a right of way through the site to the WWTW . Consequently vehicular access, including with large tankers, could be required at any time.

The proximity of the existing WWTW to the site may mean a loss of amenity for future residents / workers. In order to minimise the risk of odour, noise and nuisance, industry standards recommend that habitable buildings must not be located within 400 (four hundred) metres of the existing treatment works. To reduce the visible impact of the installation, the erection (by the developer) of suitable screening is advised.

There is a 225 mm diameter public surface water sewer recorded crossing the site. No buildings, or other obstructions, 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 0345 120 84 82.

Foul Water

Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

The public sewer network does not appear to have adequate capacity available to accommodate the anticipated foul water discharge from this proposal site.

Further information regarding the discharges from the site in its current/previous usage will better inform this decision. Details of any trade flows, domestic flows or surface water flows that have or will be surrendered which returns capacity to the public sewer network, in particular the 225 mm diameter public combined sewer in Main Road adjacent the site should be submitted for our consideration.

Failing this a feasibility study, carried out under section 98 of the Water Industry Act 1991 and at the developers expense, will be required to determine suitable foul connection points, any available capacity in the public sewer network, together with any likely costs and timescales for any potential upgrading works required. For further information, an application should be made in writing to the address above.

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.

Surface Water

It is noted from the submitted enquiry that surface water is proposed to be drained to the River Don.

As surface water from the site is not proposed to discharge to the public sewer network no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change further consultation with Yorkshire Water will be required.

The developer is strongly advised to seek comments on surface water disposal other drainage bodies as further restrictions may be imposed.

Other Observations

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 0345 120 84 82) for further information.

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0345 120 84 82.

Yorkshire Water's Trade Effluent team must be consulted in respect of any proposed trade effluent discharge to the public sewer.

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

Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

The site is within an area that may be affected by river, coastal or estuarine flooding. We would advise you to contact the Environment Agency for details.

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



Robert Illingworth
Senior Engineer
Developer Services

APPENDIX F:

Odour Assessment Report