

PARK GROVE SURGERY, BURLEIGH STREET, BARNSELY S70 1XY

PROPOSED DRAINAGE STRATEGY

Issue 1 Revision 0

Date: 14/03/16

Current Information:

A topographic survey of the site and the adjacent areas has been carried out previously. This has been used in the preparation of the drainage proposals to date.

A Phase 2 Site Investigation has been carried out previously. This shows a significant amount of made ground on the site.

A Yorkshire Water pre-planning enquiry for the development was submitted on 15th January 2016. We have received YW response dated 1st February 2016, see below. This shows that there are both Yorkshire Water adopted combined and surface water drainage runs adjacent to the site.

The Client has commissioned a CCTV survey of the existing drainage. We await a copy of this once carried out.

Once this information is available a final drainage arrangement can be prepared. A preliminary proposal has been prepared for consideration.

Principles:

This arrangement has been prepared based on the following principles:

Development of the site will take place with separate systems for Foul and Surface Water Drainage. The separate systems will extend to the points of discharge to be agreed with Yorkshire Water.

Foul Water:

Foul Water domestic waste should discharge to the 550mm diameter public combined sewer recorded in Sheffield Road, at a point to the east of the site.

Foul Water from kitchens and/or food preparation areas of any restaurants and/or canteen etc must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

The Foul Water discharge rate will be based on the occupancy and use of the building.

Surface Water:

Initially SUDS have been considered using the preferred hierarchy for surface water disposal if site investigation results, site constraints and arrangement of the site allow.

However, due to the significant amount of made ground and topography of the site, soakaways and infiltration techniques are not considered feasible in this instance.

There is also no nearby watercourse.

Therefore, the proposed surface water drainage solution is via a system attenuated with a hydro-brake and stored on site in over sized pipes (or similar means of storage) discharging to the 450mm diameter public surface water sewer recorded in Sheffield Road, at a point to the east of the site.

Yorkshire Water have not advised on an allowable surface water discharge rate in their enquiry response. However the actual discharge rate can be calculated as part of the final drainage proposals and the allowable rate discussed with Yorkshire Water and the Planning Authority, including any allowance for future climate change, which may be required under any conditions on any planning permission granted.

The finalised proposals, including calculations, will be submitted to LPA, Yorkshire Water and Highways for consideration.

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YorkshireWater

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For telephone enquiries ring:
Chris Roberts on 0345 120 8482

1st February 2016

Dear Sir,

Park Grove Surgery, Burleigh Street, Barnsley, S70 1XY - Pre-Planning Sewerage Enquiry on R068421

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:

Existing Infrastructure

(Please note:- due to the change in legislation on 01/10/2011 there may be public sewers within the site boundary which is not recorded on the Statutory Sewer Map the presence of which should be taken into account in the design of the scheme)

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.

Foul water domestic waste should discharge to the 560 mm diameter public combined sewer recorded in Sheffield Road, at a point to the east of the site.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

Surface Water

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.



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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.

As the proposal site is currently undeveloped no surface water is known to have previously discharged to the public sewer network

As such, the local public sewer network does not have capacity to accept any surface water from the proposed site. If SuDS are not viable, the developer is advised to contact the Environment Agency/local Land Drainage Authority with a view to establishing a suitable watercourse for discharge.

Surface water run-off from communal parking (greater than 800 sq metres or more than 50 car parking spaces) and hardstanding must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge to the public sewer network. Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator. It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

Other Observations

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.

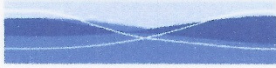
An off-site foul and surface water sewer may be required which may be provided by the developer and considered for adoption under Section 104 of the Water Industry Act 1991. Please telephone 0345 120 84 82 for advice on sewer adoptions. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991 for which an application must be made in writing. For further information, please telephone 0345 120 84 82.

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.

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.

As a last resort, highway drainage may be accepted under certain circumstances. If it can be demonstrated, through satisfactory evidence, that SUDS are not a viable option, there are no watercourses or highway drains available and if capacity is available within the public sewer network, highway drainage discharges to the public sewer network may be permitted. In this event, the developer may 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.

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.

**YorkshireWater**

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 sincerely

A handwritten signature in blue ink, appearing to read 'Chris Roberts'.

Chris Roberts
Sewerage Technician
Developer Services

