



Residential Development off
Bolton on Dearne, Phase 3 development

Drainage Statement

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PSGBS

Residential Development off Lowfield Road, Bolton on Dearne Phase 3

Drainage Statement

Gleeson Developments Limited intends to construct a new residential development on the land comprising 97 dwellings. There is to be a mixture of detached and semi-detached type properties. The development will be served by new estate roads and sewers which will be offered for adoption by Barnsley Metropolitan Borough Council and Yorkshire Water respectively.

Site Description

The site is located immediately to the south east of the current Gleeson Homes residential estate off Lowfield Road National Grid Reference 446109,402326 and comprises a single piece of land approximately rectangular in shape with an area of approx. 2.6ha.

The site is bounded by the existing Gleeson Phase 1 estate to the North West the new Gleeson Phase 2 site to the West, Existing residential properties on Lowfield Grove to the North, open green field farm land to the East and Lowfield Lodge and fishing ponds to the South.

Existing Drainage

There are no public sewers within the development however there is a combined water rising main running along the Western and Southern boundaries of the site. There is also public foul and surface water sewers located within Lowfield Meadows and the adjacent Gleeson Homes phase 2 development. The sewers within the phase 2 site are the subject of a section 104 agreement and will therefore be adopted by Yorkshire Water.

The site has previously been undeveloped and remains farmland.

Ground Conditions

We have undertaken a Stage 1 and Stage 2 intrusive ground investigation to determine the nature of the ground conditions. This investigation has identified that the soils are generally topsoil over Gravelly Sand occasionally clayey natural soils over moderately strong sandstone.

Following infiltration testing these ground conditions are confirmed not to be suitable for soakaway installation.

The sites slopes gradually from north west to south east at a steady gradient averaging 1:35.

Development Proposals

The development proposals have been assessed and we are in discussion with Yorkshire Water the Land Drainage Board and the EA over the most acceptable point of connection and discharge rates.

It is intended to construct a new foul water drainage system to convey flows to the previously installed section 104 sewers from phase 1. Part of this drainage system may need to be pumped due to the site topography.

The surface water flows from the site will be restricted to the agreed discharge rates and attenuated on site.

It is intended to discharge surface water to Lowfield Lakes or directly to the River Dearne subject to agreement by the regulators and obtaining a satisfactory consent to discharge.

Conclusion

A residential development comprising 97 dwellings is to be constructed. It will be served by new estate roads and have a separate system of foul and surface water drainage. The drainage system will incorporate a foul drainage system and attenuation on site to cater for restricted discharge of surface water, both of which are to be offered for adoption by the Water Authority.

Appendix A – Existing sewer records.