



GLADMAN

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**'Plot B' - Tankersley
Wenworth Industrial Park,
Wentworth Way, Tankersley**

**Attenuation Pond & Drainage
Statement
22.08.2008**

2940 - Wentworth Way, Tankersley – Drainage and Attenuation Pond Philosophy Statement

The existing site is an irregular rectangular area of approximately 9.5 Hectares and is predominantly undeveloped land, which does not appear to be positively drained. The site is orientated between, and slopes down from the south-west to the north-east, with an elevational difference of over 20m between these two extremes. In the eastern corner of the site lies an area of asphalt hardstanding of approximately 0.8 Hectares, which is drained by a system of gullies that discharge by gravity into the public surface water sewer in Stone Leigh, to the north-east of the site. South of this area of asphalt hardstanding, a block paved car park and asphalt access road totalling approximately 0.2 Hectares, drain into the surface water sewer in Wentworth Way, to the south-east.

The site lies within Flood Zone 1 as defined in PPS 25 Table D.1 and the proposed buildings are classified as 'Less Vulnerable' as defined in Table D.2. In accordance with the Sequential Test in Table D.3, the development is classified as appropriate.

The site is elevated in level above the local surrounding area and there are no watercourses within this vicinity. Therefore, it is considered that the only potential source of flooding is from surface water, which will be dealt with in accordance with the strategy outlined below.

The proposed development consists of four new warehouse units, complete with associated lorry hardstandings, car parks and common estate road. The currently sloping site will be plateaued at appropriate levels to suit each individual building. Each building plateau will be served by an individual drainage system discharging into common sewers located beneath the estate road ultimately discharging into the existing adopted foul and surface water sewers, by means of gravity discharge.

Surface water discharge into the public sewers located in Stone Leigh (to the north-east) will be limited to a flow rate of 57.9 l/s agreed with Yorkshire Water and The Environment Agency. Consideration will be given to incorporating further sustainable drainage methods (also referred to as Source Control as outlined in CIRIA Design Manual C522 "Sustainable Urban Drainage Systems" and Environment Agency report "Sustainable Urban Drainage – An Introduction") wherever practical within this development to reduce the peak flows discharging to the surface water sewers.

The main source control techniques are infiltration devices (such as swales, infiltration trenches, porous pavements, soakaways, and infiltration basins) and storage (such as tanks sewers, ponds). However, many of these devices are not practical for this development. The use of infiltration techniques is considered inappropriate due to the variable and cohesive nature of the underlying strata and the large variation in level across the site.

Attenuation will take the form of a pond located in the south-east corner of the site and will be designed to accommodate a storm of 1 in 100 year plus 20% climate change.

For the vast majority of the time this pond will be a dry basin with only a minimal flow of water running at the bottom within a formed channel under 'normal' rainfall conditions, only during very extreme storms will the pond fill-up and then only for short periods until the storm water has been discharged in a controlled manner in to the public sewer system.

The pond banks will be formed using appropriate site won cohesive materials and will also be lined with an LDPE liner to ensure water tightness.

The pond and surrounding area will be sufficiently landscaped to enhance any habitat.

The proposed development is entirely warehouse operation and as such will not produce trade waste. There are some potential sources of pollution such as motor vehicles, so measures will be taken to prevent pollution.

All surface water from hardstandings will pass through alarmed class 1 by-pass oil interceptors, sized to suit the area of impermeable surfacing. The perimeter access road and roof water drainage will discharge via a separate network connecting into the drainage system downstream of the oil interceptor.

The surface water drainage network will be generally designed such that no flooding occurs on the site in less than a 1:100 plus 20% year statistical return period storm. Therefore storm water will remain within the demise of the property, and no localised flooding within the site will occur and will not affect adjacent sites or enter buildings.

Hence, the proposals will ensure that there is no additional risk of flooding to neighbouring or downstream sites as a result of the development.

Foul sewerage is proposed to discharge into the existing adopted foul sewer in Wentworth Way. The discharge flow rate is to be limited to agreement with Yorkshire Water Authority. Due to the levels of the site, it is not envisaged that foul water pumping will be required and a simple gravity system will suffice.

Appendix A Pre-Application Correspondence

Nick Gardner

From: Leung, Meryl [meryl.leung@environment-agency.gov.uk]
Sent: 30 July 2008 14:15
To: JoeJenkinson@barnsley.gov.uk
Cc: Nick Gardner
Subject: Environment Agency's response to discharge of conditions for planning application ref 2007/2148

For the attention of Mr Joe Jenkinson

Barnsley Metropolitan Borough Council
Development Control
Central Offices Kendray Street
Barnsley
South Yorkshire
S70 2TN

Our ref: RA/2008/107026/01-L01
Your ref: 2007/2148
Date: 30 July 2008

Dear Sir/Madam

EMAIL DIRECT FROM APPLICANT - ERECTION OF FOUR INDUSTRIAL UNITS EACH WITH 3 STOREY ANCILLARY OFFICE ACCOMMODATION, CAR PARKING, SERVICE YARDS AND ASSOCIATED WORKS IN A LANDSCAPED SETTING. WENTWORTH INDUSTRIAL PARK, WENTWORTH WAY, TANKERSLEY, BARNSELY, S75 3DH.

I refer to the email sent 30 July 2008 from the applicant.

The Agency has reviewed the proposed drainage layout plan and would like to make the following comments:

Condition 5:-

White Young Green, Proposed Drainage Layout, drw. no. 013 rev.P2 shows foul and surface water drainage systems for the development to comply with this condition.

Condition 7:-

White Young Green, Proposed Drainage Layout, drw. no. 013 rev.P2 shows the surface water drainage system discharging to a balancing pond with a capacity to contain a 1 in 100 year plus climate change flow. This is then shown to discharge via a hydrobrake to an existing manhole in the Colliery Yard. Providing that the proposed discharge rate of 50l/s is acceptable and the drain is a surface water drain and not a foul sewer, this would comply with condition 7.

Thus the Agency has no objections to the discharge of conditions 5 and 7.

A copy of this letter has been sent to the applicant/agent.

22/08/2008

Yours faithfully

Miss Meryl Leung
Planning Liaison Officer

Direct dial 01904 822607
Direct fax 01904 822649
Direct e-mail meryl.leung@environment-agency.gov.uk

cc Gladman Homes

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22/08/2008

Nick Gardner

From: jim.mcglade@yorkshirewater.co.uk
Sent: 06 August 2008 08:10
To: Nick Gardner
Subject: Fw: Wentworth Industrial Park, Wentworth Way, Tankersley - Erection of 4 industrial units each with 3 storey office accommodation, parking, service yards, associated works & landscaping

Hello Nick,

Here is response to drainage plan sent to us by Joe Jenkinson (Barnsley Planning). I've emailed a copy of this response as well.

Regards

Jim

----- Forwarded by Jim McGlade/Customer & Contract Services/YWS/Yorkshire Water on 06/08/2008 08:09 -----

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Transportation Service
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Your Ref: 2007/2148
Our Ref: J000568

E-mail
jim.mcglade@yorkshirewater.co.uk
For telephone enquiries ring:
Jim McGlade on (01274) 692656

6th August 2008

Dear Sir/Madam,

Wentworth Industrial Park, Wentworth Way, Tankersley - Erection of 4 industrial units each with 3 storey office accommodation, parking, service yards, associated works & landscaping

Thank you for your letter dated 22 July 2008 and the drainage details submitted.

Yorkshire Water has no objection in principle to:

- 1) the surface water from the site discharging at a restricted rate of no more than 50 (fifty) litres per second to the large diameter public surface water sewer in Colliery Yard
- 2) the domestic foul water discharging to the public foul water sewer in Wentworth Way

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our New Development Team in Sheffield (telephone

0845 124 24 24, Fax 01274 303 047) at the earliest opportunity. Sewers intended for adoption and diversion should 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.

Yours faithfully

Jim McGlade
Technical Assistant

The latest version of our online customer Clear guide is now available; find out what we've been up to and what's new at Yorkshire Water. There's even a delicious cauliflower risotto recipe from celebrity chef James Martin! Visit <http://www.yorkshirewater.com/clear> to find out more...

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