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DRAINAGE STRATEGY

**Residential Development
At Fisher Green
Honley
Holmfirth**

for



DRAINAGE STRATEGY

Residential Development at Fisher Green **Honley, Holmfirth**

Introduction

The following is a brief drainage strategy in support of the planning application submitted for the demolition of existing works and erection of 17 No. apartments with parking at Victoria Works, Fisher Green, Honley.

The site has previously been approved planning permission for 7 No. 4 Bedroom dwellings under planning application 2004/95352.

This proposal comprises of 17 No. Apartments served by an existing private drive.



Existing Conditions

The site currently has a single storey stone built mill building with hardstanding to the road frontage. The aerial photo below shows that the site is almost completely hard surfaced with additional street view photos to demonstrate the extent of the yard surfacing.



A 300mm diameter clay public sewer is located within Meltham Road running North towards Honley village. There is also a 150mm diameter clay public sewer located in Fisher Green which connects into Bradshaw Road.

Proposals

Surface water drainage proposals for the site are proposed to replicate the existing surface water situation, however improvements will be implemented in terms of hardstanding's, providing permeable paving to parking areas and part of the driveway. The remaining proposed impermeable areas such as roof area and the tarmac drive will not exceed the existing circumstances as can be demonstrated below.

EXISTING HARDSTANDING – 572.83m²

EXISTING ROOF AREA – 730.24m²

PROPOSED IMPERMEABLE SURFACE (access drive & footpaths) – 203.5m²

PROPOSED PERMEABLE SURFACE (parking areas) – 459.64m²

PROPOSED ROOF AREA – 720.27m²

Conclusion

The proposals improve on the the existing circumstances in terms of surface water entering the public sewer by reducing the impermeable areas.

The proposals go further to manage the existing surface water by introducing permeable paving to the parking areas which further reduce the amount of surface water entering the public sewer, creating a significant reduction.

Foul water will be piped into the Meltham Road sewer as per an existing connection serving Victoria Works offices.

Appended Documents

- Appendix A Proposed Drainage Layout
- Appendix B Existing Survey
- Appendix C Yorkshire Water Sewer Records

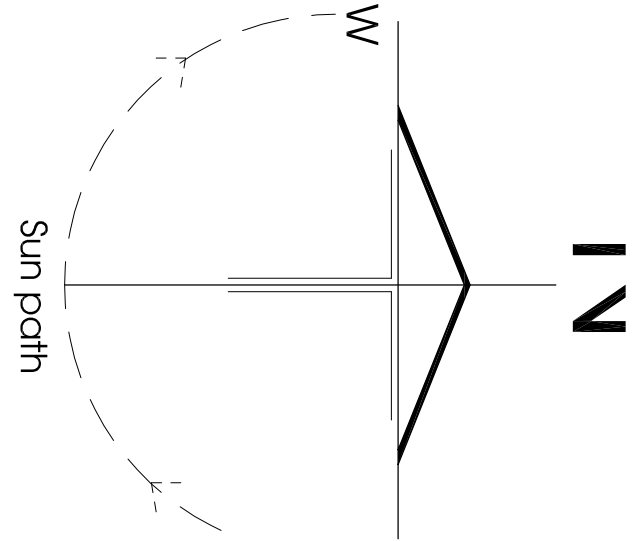
APPENDIX A

PROPOSED DRAINAGE LAYOUT

APPENDIX B

EXISTING SURVEY

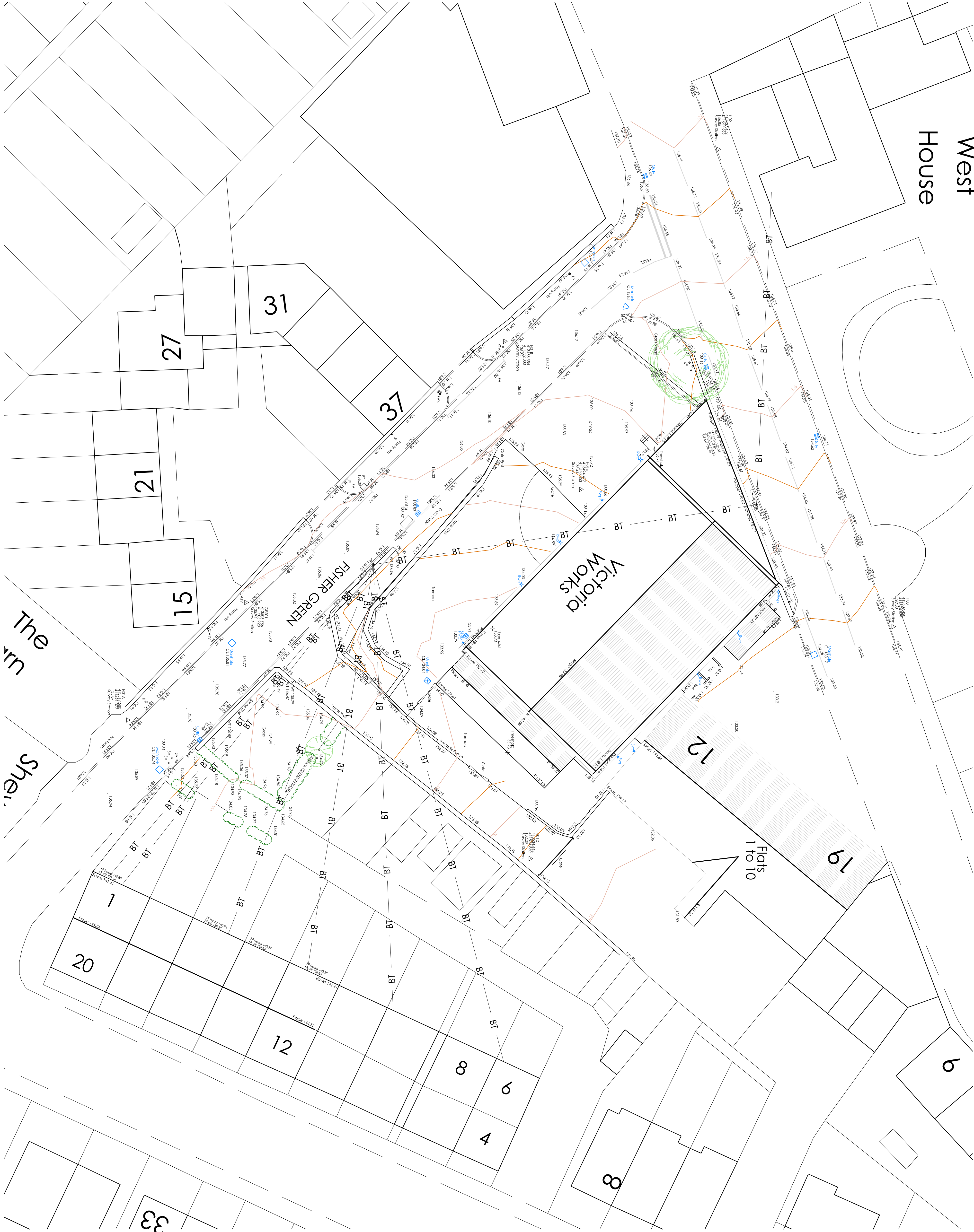
West
House



Survey Control Coordinates			
Reference	Easting	Northing	Datum
Grid 01	41350.756	411503.528	Survey 5801
Grid 02	41351.490	411493.125	Survey 5801
Grid 03	41347.824	411522.886	Survey 5801
Grid 04	41350.462	411534.665	Survey 5801
Grid 05	41347.452	411535.292	Survey 5801
Grid 06	41350.740	411524.599	Survey 5801

Control & Datum Information

Grid Orientation:
Survey related to Ordnance Survey "OSGB36" at control point G5
realtime correction received via Leica Geosystems "SmartNet" \$
Level Datum:
OS Chromatic tie



Residential Feasibility
at Fisher Green
Honley
Holmfirth
for Eastwood Homes L

Topographical Survey

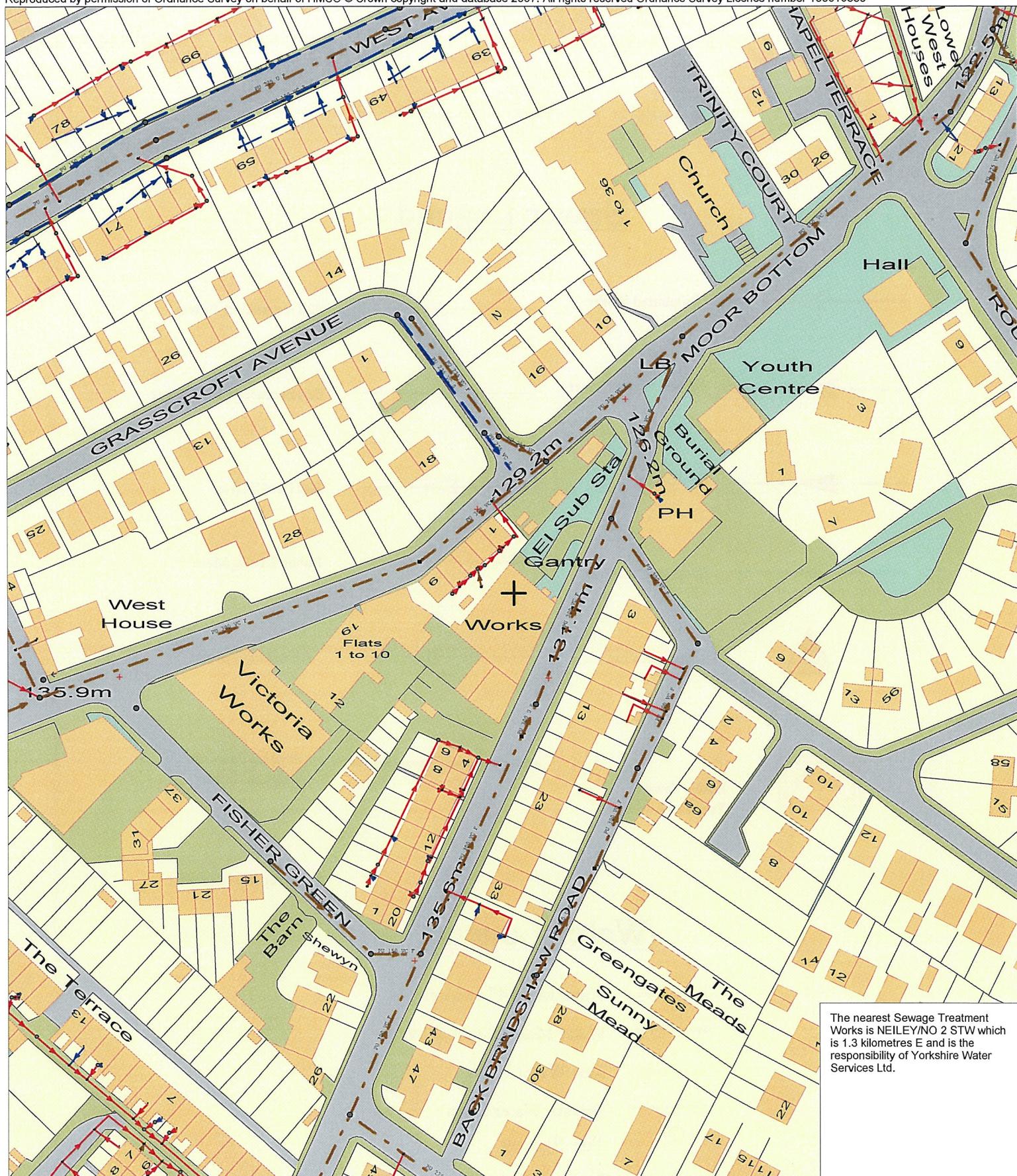
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Drawn DHH
Date May 2016

APPENDIX C

YORKSHIRE WATER RECORDS



Public Waste Water Network 07/10/2011 13:14:12 OS Grid Coordinates: 413438 : 411413 Map Name : SE1311SW

chambers