

## Adam Walker

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**From:** Yunus Asmal <yunus.asmal@ntlworld.com>  
**Sent:** 29 July 2021 18:06  
**To:** Adam Walker  
**Cc:** Lewis  
**Subject:** Fwd: 2018/92842 Former Combs Hostel, Hall Lane, Thornhill, Dewsbury, WF12 0PL  
**Attachments:** YW - U140713 - Preplanning.pdf; 21-105.D01.B.pdf; 210616 - pro-jet email.pdf; 210528 - Pro-jet email.pdf

Hi Adam,

This is the response from our drainage consultant and he has also forwarded to the LLFA.

Regards

Yunus Asmal  
07976 241390

Begin forwarded message:

**From:** Nasar Mohammed <nasar@holdgateconsulting.com>  
**Date:** 29 July 2021 at 17:45:49 BST  
**To:** Yunus Asmal <yunus.asmal@ntlworld.com>, LLFA@calderdale.gov.uk  
**Cc:** Andy Architect Annex Code L6 Architrcture Ltd <andy@codel6.com>  
**Subject:** 2018/92842 Former Combs Hostel, Hall Lane, Thornhill, Dewsbury, WF12 0PL

Dear all,

Please see our responses to the queries as below:

A part survey has been provided showing legs of pipework obstructed by roots and other blockages. The survey to an actual outfall has not been completed as a manhole is buried.

The survey completed shows positive drainage into the buried manhole MH2 and email attached from the CCTV surveyor confirming that a positive connection does exist from the site. Furthermore given the proximity for the final manhole from the existing sewer, there appears to be no other viable possibility for the flows to exit the site. We would reasonably expect this connection to be confirmed as positive once site work commences and the chamber is exposed and cleared.

No marking of rainwater pipes entering the system are clearly identified although the system is labelled combined. We advise the planning officer to specifically ask Yorkshire Water of the discharge restriction they will allow to combined sewer should they accept the survey as being adequate. If not, a connection to surface water sewer, in line with the condition on the outline planning application for separate systems, will be restricted to 3.5l/s.

CCTV confirmed rainwater pipes were picked up during the survey with a lateral connection showing from the position of the RWP (see email attached). Positive surface water connection into the sewer has been agreed with Yorkshire Water at a rate of **14.5 l/sec**. Please find the Preplanning Consultation approval attached. This should be sufficient as acceptance for a surface water discharge to the sewer however as stated, we will insist on clear and utilising the existing connection before forming any new connections.

An indicative system based on the identified hard standing and a 3.5l/s discharge rate will be required to show that there is space made for attenuation, and all properties can connect by gravity and in term the invert level of an attenuations system can connect by gravity to the assessed level of the outfall. Overland storage in the road is not advised on a housing estate due to limited kerb height, the creation of a basin and the potential effect of bow wave action flooding properties. It is likely that the full attenuation will be required underground.

Hardstanding comprising of proposed roof and road area to form the contributing area for attenuation would result in an estimated storage requirement of 210m<sup>3</sup> to be provided by below ground oversized pipes or box culvert sections which are acceptable for adoption. This will form part of the detailed design part of the scheme when the site is offered for adoption to Yorkshire Water. A condition should be included for full details of the drainage scheme to be provided and approved prior to works commencing on site.

Flood routing has not been addressed at all and a layout is being applied for. The layout should be designed around flood routing and not the other way round.

The site is located in a Flood Zone 1 with low risk of flooding. The levels of the site are to be kept largely in keeping with the existing. All flood events upto 1in100 yr plus climate will be kept below ground as requested. Therefore not flooding issues are envisaged within the site. The layout proposed is indicative only at this stage with the actual layout subject to change following detailed design to adoption requirements following a formal S104 adoption application to Yorkshire Water.

At this stage we would reasonably expect this to be covered by a condition with full details provided following detailed design.

If you have any questions or queries please call the office on 01274 566696.

**Nasar Mohammed** | Director  
BEng (Hons) MSc



The Old Hall, 23 Park Road, Bingley,  
West Yorkshire, BD16 4BQ

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01274 566696  
holdgateconsulting.com  
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**From:** Yunus Asmal <yunus.asmal@ntlworld.com>  
**Sent:** 21 July 2021 17:28  
**To:** Nasar Mohammed <nasar@holdgateconsulting.com>  
**Cc:** Andy Architect Annex Code L6 Architrcture Ltd <andy@codel6.com>  
**Subject:** Fwd: Hall Land Dewsbury

Hi Nasar,

Response below from Pro-jet.

Regards

Yunus Asmal

07976 241390

Begin forwarded message:

**From:** Pro-Jet <[enquiries@projetdraincare.co.uk](mailto:enquiries@projetdraincare.co.uk)>  
**Date:** 21 July 2021 at 13:24:09 BST  
**To:** Yunus Asmal <[yunus.asmal@ntlworld.com](mailto:yunus.asmal@ntlworld.com)>  
**Subject:** RE: Hall Land Dewsbury

Yunus,

I have read the report.

I have attached a copy of the drawing showing the layout and the position of a rain water pipe (RWP).

The foul drain, downstream of this rain water pipe becomes labelled as combined from where this rain water pipe joins the drain.

The final manhole which is labelled as buried, requires tracing, locating and clearing to enable a survey to be carried out to the main.

I assume that this chamber is full of debris and requires digging out.

The depth of the upstream manholes would lead us to assume that this chamber is no more than 1.5m deep.

As per previous conversations, I would always assume that councils would demand below ground attenuation tanks.

Hope this helps.

Regards

Graeme Land  
**PRO-JET Draincare Limited**



**Unit 19, Headway Business Park  
Denby Dale Road  
Wakefield  
WF2 7AZ**

**Tel: 01924 379784  
Mob: 07990734899**

**Web: [www.projetdraincare.co.uk](http://www.projetdraincare.co.uk)  
Email: [enquiries@projetdraincare.co.uk](mailto:enquiries@projetdraincare.co.uk)**

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**From:** Yunus Asmal [[mailto:yunus.asmal@ntlworld.com](mailto:mailto:yunus.asmal@ntlworld.com)]  
**Sent:** 21 July 2021 12:36

**To:** Nasar Mohammad <[Nasar@holdgateconsulting.com](mailto:Nasar@holdgateconsulting.com)>;  
[enquiries@projetdraincare.co.uk](mailto:enquiries@projetdraincare.co.uk)

**Subject:** Hall Land Dewsbury

Dear Nasar/Graeme,

Attached is the latest KC Flood Response.

Please can you advise what we need to do to get this resolved.

Regards

Yunus Asmal



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AND BOWLING CLUB





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