

Planning Services
Investment and Regeneration
PO Box B93, Civic Centre III
Off Market Street,
Huddersfield
HD1 2JR

RE: Former St Lukes Hospital, Blackmoorfoot Road, Huddersfield
Application Number: 2018/70/93098/W

Condition no. 25 – Temporary Surface Water Management During Construction

Development shall not commence on each phase of development until a scheme, detailing temporary surface water drainage provision for the construction phase (after soil and vegetation strip) has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme shall include methods of preventing silt, debris and contaminants entering existing drainage systems and how flooding of adjacent land is prevented. The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

For the above development, we will put the following measures in place to minimise the risk of surface water leaving the developable area. Please refer to drawings Engineering Layout (Appendix C) for an overview of the construction works required for the development.

Existing Contours – The levels of the development fall general from the west to the east as shown on the 'Existing Topographic Survey' (Appendix A). The eastern boundary has an existing boundary wall running its full length. This will restrict any impact of surface water on to the existing highway (Nabcroft Lane). It is likely that the bunding of sub-soil will be utilised as a secondary precaution.

Existing Impermeable area – As can be seen on the 'Aerial photo' (Appendix B) there are a number of impermeable areas situated on the site. These consist of parking areas and internal roads for the former hospital buildings. These are positively drained and will be utilised, where possible, for our contractor's compounds.

Infiltration – Due to the sites make up being generally granular materials, infiltration will occur and reduce the likelihood of surface water run-off.

Wheel Washing Facilities – Avant Homes have made an allowance on the development for a jet washing facility. This will be situated at the main point of access to the development and ensure that vehicles do not generate mud on the development, or the existing highways leading to it.

Road Sweeping – Avant Homes will provide a road sweep to the development when there are any movements of 'muck' (to or from site) and during times when inclement weather occurs, to prevent debris from entering the existing highways.

Temporary Gulley Silt Control – All proposed gullies for the development will be protected against silt during the construction phase with the use of gulley silt bags (or similar). This is to ensure mud from the roads does not enter the drainage network.

Petrol and Diesel Engine Tools – Petrol and diesel engine tools must only be used in well ventilated areas because of the hazard of toxic exhaust gasses. Refuelling must be in a dedicated area that will be bunded. Drip trays must be used to contain any spillage on the development.

Contractor specific Risk Assessments and Method Statements (RAMS) – All contractors employed by Avant Homes (Yorkshire) for the development will be made aware of the planning conditions. They will be asked to meet the above measures and incorporate any further measures, where required.

Thank you in advance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tom Dixon'.

Tom Dixon
Senior Engineer

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M: 07766 497 951

Tom.dixon@avanthomes.co.uk

Appendix A

Existing Topographical Survey

Avant Homes (Yorkshire), Unit 2, Mariner Court, Peel Avenue, Wakefield, WF4 3FL

A decorative graphic consisting of several overlapping, semi-transparent geometric shapes in shades of orange, red, purple, and blue, creating a modern, abstract design.

T: 01924 248 410

GOOD. BETTER. DIFFERENT

ST LUKES HOSPITAL
BLACKWOODFOOT ROAD
HUDDERSFIELD

Sheet 1 of 1

Drawn by: JH
Checked by: JH
Date: 10/10/18
Project: ST LUKES HOSPITAL
Drawing No: S9341

Scale: 1:1000
North Arrow

Project Manager: JH
Client: ST LUKES HOSPITAL
Contract No: S9341

ST LUKES HOSPITAL
BLACKWOODFOOT ROAD
HUDDERSFIELD

Sheet 1 of 1

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This is a detailed topographic map of the St Luke's Hospital site, located on Blackwoodfoot Road in Huddersfield. The map shows the layout of the hospital buildings, including the main ward block, administrative buildings, and a large parking area. The terrain is depicted with contour lines, indicating a sloping site. Key roads shown include Blackwoodfoot Road, St Lawrence Road, and St Lawrence Lane. The map also shows the location of the hospital's entrance, a bus stop, and various other site features like trees and landscaping. A grid of crosshairs is overlaid on the map for reference.

ST LUKES HOSPITAL
BLACKWOODFOOT ROAD
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Appendix B

Existing Site Aerial Photo

Avant Homes (Yorkshire), Unit 2, Mariner Court, Peel Avenue, Wakefield, WF4 3FL

A decorative graphic at the bottom left of the page, consisting of several overlapping, semi-transparent geometric shapes in shades of orange, red, maroon, and dark blue, creating a modern, abstract design.

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Appendix C

7232/004 Engineering Layout (Main Road & Sewer Plan)

Avant Homes (Yorkshire), Unit 2, Mariner Court, Peel Avenue, Wakefield, WF4 3FL

A decorative graphic consisting of several overlapping, semi-transparent geometric shapes in shades of orange, red, and purple, creating a modern, abstract design.

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GOOD. BETTER. DIFFERENT



PROPOSED DRAINAGE SYSTEM TO BE CONNECTED INTO EXISTING COMBINED PUBLIC SEWER ALONG BLACKMOORFOOT ROAD WITH RESTRICTED FLOW RATE OF 148.39l/sec (RESIDENTIAL DEVELOPMENT). TOTAL ALLOWABLE DRAINAGE RATE INTO BLACKMOORFOOT ROAD (NO COMMERCIAL) 100l/sec. INVERT LEVEL OF EXISTING SEWER TO BE CONFIRMED PRIOR TO WORK COMMENCING ON SITE. UNDERGROUND ATTENUATION TO BE PROVIDED TO CATER FOR ADDITIONAL FLOOD VOLUMES FOR UP TO 1 IN 100Yr STORM EVENT +30% CC.

S11 HYDROBRAKE SHE-0412-1150-1000-1150
HEAD: 1.5m
FLOW: 1.0l/sec

PROPOSED DRAINAGE SYSTEM TO BE CONNECTED INTO EXISTING COMBINED PUBLIC SEWER ALONG NABCROFT LANE WITH RESTRICTED FLOW RATE OF 210.8l/sec. INVERT LEVEL OF EXISTING SEWER TO BE CONFIRMED PRIOR TO WORK COMMENCING ON SITE. UNDERGROUND ATTENUATION TO BE PROVIDED TO CATER FOR ADDITIONAL FLOOD VOLUMES FOR UP TO 1 IN 100Yr STORM EVENT +30% CC.

S114 HYDROBRAKE SHE-0543-2308-2250-2308
HEAD: 2.25m
FLOW: 232.8l/sec

PROPOSED DRAINAGE SYSTEM TO BE CONNECTED INTO EXISTING COMBINED PUBLIC SEWER ALONG NABCROFT LANE WITH RESTRICTED FLOW RATE OF 37.6l/sec. INVERT LEVEL OF EXISTING SEWER TO BE CONFIRMED PRIOR TO WORK COMMENCING ON SITE. UNDERGROUND ATTENUATION TO BE PROVIDED TO CATER FOR ADDITIONAL FLOOD VOLUMES FOR UP TO 1 IN 100Yr STORM EVENT +30% CC.

S205 HYDROBRAKE SHE-2047-3760-2000-3760
HEAD: 2.0m
FLOW: 37.6l/sec

1. ALL ADAPTABLE SEWER WORKS AND MATERIAL TO BE IN ACCORDANCE WITH 'SEWERS FOR ADOPTION' 8th EDITION THE RELEVANT BRITISH EUROPEAN AND YORKSHIRE WATER STANDARDS REQUIREMENTS AND THE RELEVANT MECHANICAL AND ELECTRICAL SPECIFICATION AND KITEMARKED.
2. MANHOLE COVERS SHALL HAVE A CLEAR OPENING OF 600mm AND SHALL BE CLASS 800 TO BS EN 24 WITH 150mm DEEP FRAMES IN HIGHWAYS.
3. FILLED GROUND MUST BE FILLED AND CONSOLIDATED UNDER THE SUPERVISION AND TO THE SATISFACTION OF YORKSHIRE WATER BEFORE ANY SEWER WORKS ARE CARRIED OUT.
4. YORKSHIRE WATER IS NOT OBLIGED TO ACCEPT FILTER DRAINLAND DRAINAGE RUNOFF INTO THE PUBLIC SEWER NETWORK OR ADAPTABLE DRAINAGE SYSTEM (DIRECTLY OR INDIRECTLY). AN ALTERNATIVE METHOD OF DISPOSAL OF THE LAND DRAINAGE RUNOFF WILL THEREFORE BE REQUIRED AND YOU WILL HAVE TO LIASE WITH THE LOCAL AUTHORITY. LAND DRAINAGE SECTION WITH REGARD TO THE DISPOSAL OF THE FILTER DRAINLAND DRAINAGE RUNOFF.
5. COVER SLABS MUST CARRY THE BS1 KITEMARK OR WILL BE REJECTED BY YORKSHIRE WATER INSPECTOR. WHERE THE CLEAR OPENING OF THE KITEMARKED PRODUCT IS DIFFERENT TO THAT OF THE COVER AND FRAME, A LOADING BEARING SLAB SHOULD BE FITTED ABOVE THE COVER SLAB TO BRING THE SIZE DOWN TO 600/800mm FOR THE YORKSHIRE WATER SPECIFIED COVER SIZE. PLEASE REFER TO CONCRETE PIPE SYSTEMS ASSOCIATION (CPA) TECHNICAL BULLETIN ISSUED AUTUMN 2004 FOR KITEMARKED COVER SLAB OPENING SIZES.
6. SULPHATE RESISTANT CEMENT (C20/25) AND PRECAST CONCRETE PRODUCTS MUST BE USED OR A LABORATORY REPORT PROVIDED PROVING THAT SUCH PRECAUTIONS ARE NECESSARY.
7. THE ADAPTABLE SEWERS SHOULD BE A MINIMUM OF 1m AND MANHOLES 0.5m FROM KERB FACES AND SERVICE MARGINS.
8. SEWERS MUST HAVE 5m CLEARANCE FROM TREES AND HEDGES (PLEASE ALSO REFER TO FIGURE 2.3 ON PAGE 5 IN 'SEWERS FOR ADOPTION' 8th EDITION FOR RESTRICTION ON TREE PLANTING ADJACENT TO SEWERS).
9. SEWERS TO BE LAID IN CLASS 'S' BEDDING (150mm GRANULAR BED AND SURROUND), WHERE DEPTH OF COVER TO TOP OF THE SEWER IS LESS THAN 3m IN HIGHWAYS AND VEHICLES OR LESS THAN 900mm IN NON-VEHICULAR ACCESS AREAS THEN A 175mm CONCRETE SLAB OVER SEWER SHALL BE PROVIDED ABOVE GRANULAR BED AND SURROUND.
10. ALL PIPEWORK 300mm DIAM OR LESS TO BE VITRIFIED CLAY CONFORMING WITH BS 65 MINIMUM CRUSHING STRENGTHS TO BE AS FOLLOWS: 100mm DIA 40kN/m, 150mm DIA 40kN/m, 225mm DIA 45kN/m, 300mm DIA 72kN/m. THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE: CLASS 120 TO EN 1916/BS 5911-1-2002. PLASTIC PIPES SHOULD CONFORM TO BS 43501 AND BS EN 13476.
11. ALL PIPEWORK 375mm DIAM OR GREATER TO BE CONCRETE CLASS 120, 64kN/m MINIMUM CRUSHING STRENGTH.
12. THE CHAMBER SIZE OF MANHOLES WITH MORE THAN ONE CONNECTION IN THEM MAY NEED TO BE INCREASED AN INCREMENT TO ACCOMMODATE THE CONNECTIONS AND BENDS.
13. YORKSHIRE WATER POLICY IS NOT TO ACCEPT TYPE 'C' BRICK MANHOLES AND 1000mm DIAM MANHOLE RINGS. INSTEAD IT IS PREFERRED THAT YOU USE A TYPE 'B' MANHOLE WITH 1200mm DIAM OR 1000mm DIAM RINGS WITH THE OPENING SIGHTED OVER THE CHAMBER. WHERE DEPTH OF COVER TO PIPE SOFFIT IS 1:1.5m.
14. ALL HIGHWAY WORKS AND MATERIAL TO CONFORM WITH YORKSHIRE COUNCIL SPECIFICATION.
15. GULLY COVER AND FRAMES SHALL BE D400 DUCTILE IRON AND COMPLY WITH EUROPEAN STANDARD BS EN 124. THOSE SIGHTED IN ACCESSWAYS AND MEWS COURTS MUST BE SUITABLE FOR USE IN PEDESTRIAN AREAS.
16. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENT OF WATER INDUSTRY SPECIFICATION 4-08-2 (TABLE A2).
17. ADAPTABLE PLASTIC SEWER PIPES TO BE BS KITEMARKED (CERTIFIED TO W8-43501 AND BS EN 13476). ADAPTABLE PLASTIC SEWER PIPES TO BE LAID IN MAXIMUM 3m LENGTHS UNLESS THERE IS A SPECIFIC OPERATIONAL NEED TO LAY LONGER LENGTHS. PLASTIC CHANNEL SECTIONS IN MANHOLES ARE NOT ACCEPTABLE AND YORKSHIRE WATER WOULD PREFER CLAYWARE CHANNELS IN MANHOLES. YORKSHIRE WATER HAVE FOUND THAT PLASTIC CHANNELS ARE DIFFICULT TO SET IN CONCRETE AS THEY FLOAT AND A SATISFACTORY FINISH CANNOT BE OBTAINED ON BENCHING.
18. WHERE A 600mm COVER AND FRAME HAS BEEN APPROVED, THIS MUST NOT BE COATED IN PLASTIC AND MUST HAVE LIFTING EYES SUITABLY SIZED TO ACCOMMODATE STANDARD LIFTING KEYS. SLOTTED DOWN COVERS ARE NOT ACCEPTABLE.
19. THE CLEARANCE OF THE CROSSOVER POINTS (MIN 300mm) BETWEEN THE SURFACE WATER, FOUL SEWERS AND OTHER SERVICES SHOULD BE SUFFICIENT CLEARANCE TO PROVIDE 150mm GRANULAR BED AND SURROUND AROUND BOTH PIPES.

ALL PIPEWORK 300mm DIAM OR LESS TO BE VITRIFIED CLAY CONFORMING WITH BS 65 MINIMUM CRUSHING STRENGTHS TO BE AS FOLLOWS: 100mm DIA 40kN/m, 150mm DIA 40kN/m, 225mm DIA 45kN/m and 300mm DIA 72kN/m.

ALL PIPEWORK 375mm DIAM OR GREATER TO BE CONCRETE CLASS 120, TO EN 1916 / BS 5911-1-2002.

ADAPTABLE SEWERS TO BE LAID IN CLASS 'S' GRANULAR BED & SURROUND.

Rev D Amended FFLs to suit external works plan. Amended 1st lateral cover levels 20.09.19 RTH for phase 1 to suit plot drainage plan.

Rev C Road & sewer design amended to suit planning layout RB 09.07.19.

Rev B Amended 1st laterals to suit plot drainage plan.

Rev A Amended FFLs to suit external works plan.

Haigh Huddleston & Associates
Civil Structural Engineering Consultants

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Client
AVANT HOMES

Project
FORMER ST LUKES HOSPITAL, HUDDERSFIELD

Detail
MAIN ROAD AND SEWER PLAN

Dwn CHD Date JUN-19 Scale 1:500@A0 Dwg No. E18/7232/004D