

Type	Beds	No.
A	4	1
B	2	11
C	3	10
D	1	1
E	4	1
F	4	1
G	3	1
H	2	1
J	4	1
Total	28	30

MAXIMUM PREFERRED HIGHWAY GRADIENT REQUIRED BY KIRKLEES IS 1 in 20. FURTHER NEGOTIATIONS WITH KIRKLEES HIGHWAYS ARE RECOMMENDED TO AGREE 1 in 15.

ADDITIONAL SURVEY INFORMATION REQUIRED ALONG MOAT HILL FARM DRIVE TO CONFIRM TIE-IN LEVELS FOR NEW ACCESS



NEW FOUL WATER DRAINAGE SYSTEM TO CONNECT INTO EXISTING 300 DIAM PUBLIC FOUL SEWER VIA NEW MANHOLE.

NEW SURFACE WATER DRAINAGE SYSTEM TO CONNECT INTO EXISTING 300 DIAM PUBLIC SURFACE WATER SEWER VIA NEW MANHOLE.

UNDERGROUND ATTENUATION TO BE PROVIDED TO CATER FOR ADDITIONAL FLOOD VOLUMES FOR UP TO 1 in 100yr STORM EVENT +30% INCREASE FOR CLIMATE CHANGE. SWS TO BE FITTED WITH HYDROBRAKE TO RESTRICT FLOWS TO AGREED MAXIMUM ALLOWABLE DISCHARGE RATE OF 5lit/sec.

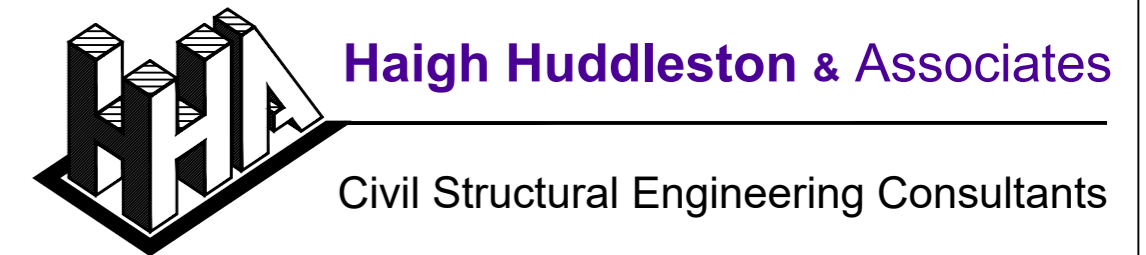
INFORMATION OF EXISTING SEWERS TAKEN FROM YW RECORDS. INVERT LEVELS OF BOTH EXISTING SEWERS TO BE CONFIRMED ON SITE PRIOR TO FINAL DESIGN STAGE. ANY DISCREPANCIES MAY CHANGE OVERALL DRAINAGE DESIGN AND SIZE OF STORAGE TANK.

ACCESS TO BE KEPT PRIVATE TO PROVIDE ADEQUATE ROOM FOR REQUIRED SWS STORAGE. \*NUMBER OF PLOTS LEADING OFF AN PRIVATE ACCESS TO BE AGREED WITH KIRKLEES HIGHWAYS.

ALTERNATIVE OPTION TO REMOVE PLOTS 1/2 TO PROVIDE SPACE FOR STORAGE OUTSIDE OF HIGHWAY LAND.

SERVICES RECORDS TO BE OBTAINED TO CONFIRM NO CLASHES WITH PROPOSED SEWER CONNECTIONS INTO LEEDS ROAD

Rev A Feasibility amended to suit latest planning layout and YW comments 24.11.20 HH



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Client  
**Ms R. Carr**

Project  
**Clough House, Birstall**

Detail  
**Drainage Feasibility Plan**

Dwn	Chkd	Date	Scale	Dwg No.
HH		Nov'20	1:500@A2	E20/6960/01A