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Aldi (New Build) - Huddersfield Road, Mirfield

Application No: 2019/60/92221/E
Condition's No 18, 20 & 22: Surface Water Drainage/Management Conditions

Temporary Surface Water Drainage Plan

Description of the works:

New steel framed Aldi Foodstore and associated areas of hard standing. Following the demolition works, the proposed development will involve the installation of a new sheet piled retaining wall along the existing river embankment followed by a site wide cut/fill operation. Installation of new surface and foul water drainage networks, erection of steel frame, roofing and cladding works to store in addition to new internal fit out.

External works will include new temporary and permanent service roads, new HGV access and turning area, loading bay, general parking, landscaping etc. Surface water drainage proposals will include large below ground attenuation tank and flow control device to outfall from site.

Programme:

Details of the expected programme are currently not known, to be confirmed following formal appointment of the sheet piling and main contractor after tender.

Start on site expected to be September 2023 with a 51-week programme to Handover. Store opening is expected around September 2024.

The main contractor will assume full responsibility of providing adequate site welfare and management facilities. The site will be fully enclosed by Herras type fencing. It is intended to fully prepare the car park area and drainage system as a priority (following the installation of the sheet piled wall) including provisions for tarmac base surfacing to provide a clean surfaced and drained area for cabins and site/visitor parking. Location of cabins and site compound to be confirmed following successful appointment of main contractor and demolition of existing buildings on site.

The existing site access point to be utilised from Huddersfield Road as indicated on enclosed Temporary Drainage Plan. An area of clean hard stone is to be laid at this point of egress to intercept temporary site run-off throughout the construction period until the permanent drainage system is in place and fully connected. This temporary stoned area will act as an infiltration trench and prevent the likelihood of overland flows discharging off site.

The existing buildings will be demolished prior to site set-up and all existing concrete hard standings will be removed. The sheet piled retaining wall will then be installed to the existing river embankment before the site is prepared to the desired levels as indicated on the Proposed External Levels plan.

The site management strategy to control surface water run-off has identified key areas of the site and indicative flood routes crossing the site. The strategy also identifies activities that have potential to contribute to uncontrolled surface water run-off prior to completion of the surface water drainage, attenuation and hardstanding areas, together with mitigation measures.

Activities likely to cause surface water run-off:

- Site wide cut/fill operation and landscape modelling
- Construction of site entrance and compound hard standing areas
- Construction of impermeable areas
- Interception of any existing unknown drainage runs

Mitigation Measures

Prior to the installation of the site wide drainage, the site levels will be shaped to ensure that surface water remains within the site boundary and is contained within the site by the sheet piled retaining wall and its capping beam. The temporary earth bund, as depicted on the temporary drainage plan provided, will also provide containment for any overland flood flows. As such, flood flow routing is shown following the natural site contours directing surface water to the southern boundary and upstand/bund. This bund is intended to prevent uncontrolled discharge of surface water from the southern site boundary.

The large area of clean hard stone at the site entrance will intercept any surface water sat at the site entrance and prevent these from leaving the site. It will also collect any existing surface water run-off from the adopted highway that isn't intercepted by the existing road gullies. This stone will act as a temporary infiltration trench and collect any excess surface water which isn't naturally directed towards the temporary earth bund. A sump will also be provided within this area to allow over pumping should infiltration not be sufficient to deal with flows. Any pumped discharge shall be discharged to the existing watercourse crossing the site via a 'silt buster' system.

Once hardstanding areas to the car park and associated kerbing arrangements, drainage system, fuel interceptor, attenuation tank and the flow control are installed, containing surface water run-off up to the 1 in 100-year rainfall event is not considered to be an issue, at which point the temporary earth bund can be removed. Bunds/infiltration trenches will be maintained until completion of the formal permanent drainage system and areas of hardstanding.

Monitoring of demolition, sheet piled wall installation and early phase earthworks will be provided to review any potential surface water flow routes crossing the site and/or groundwater springs. All findings to be reported to the Engineer and proposals put in place to divert flows in the temporary and permanent case.

Emergency escalation procedures are not deemed necessary due to current land use and the anticipated flood flow routes following installation of the temporary drainage measures. However, these will be reviewed once demolition is complete and the general earthworks commence on site.

Yours sincerely

John Mitchell
Technical Director