

SITE BOUNDARY.

PHASE 1.

FURTHER PHASING IS NOT
FINALISED AT THIS TIME.

NEW FOUL WATER CONNECTION INTO
EXISTING COMBINED SEWER. INVERT
LEVEL AND LOCATION OF EXISTING
SEWER TO BE CONFIRMED PRIOR
FINAL DESIGN STAGE.
PROPOSED ROUTE THROUGH TREES
TO BE AGREED WITH YW.

NEW SURFACE WATER SEWER TO
DISCHARGE INTO EXISTING SWS
CULVERT AT FLOW RATE OF 6.6l/sec
(30l/sec/ha) - TO BE AGREED WITH LLFA.

UNDERGROUND ATTENUATION TO BE
PROVIDED TO CATER FOR ADDITIONAL
FLOOD VOLUMES UP TO 1 in 100yr
STORM EVENTS +30% CO.
ALLOWABLE MAX DISCHARGE RATE TO
BE APPROVED BY KIRKLEES PRIOR TO
FINAL DESIGN STAGE.

EXISTING CULVERT TO
WATERCOURSE TO BE
REPLACED AND UP-SIZED TO
ACCOMMODATE ADDITIONAL
FLOWS FROM LAND TO THE
WEST.

SHE-0100-6000-2500-6000
HYDROBRAKE FITTED TO
MANHOLE S9.
HEAD 25m
FLOW RATE: 6.6l/sec(b/c).

EXISTING WATERCOURSE CULVERT
TO BE RENEWED ALONG WESTERN
BOUNDARY.
CULVERT TO BE REPLACED WITH A
NEW 300mm DIAM SEWER FROM S10
AND RELAND TO SUIT PROPOSED
INVERT LEVEL OF SWS NETWORK

EXISTING WATERCOURSE BANK TO
BE LOWERED AND CONCRETE
OVERSPILL CONSTRUCTED TO
ALLOW ANY BLOCKED EXCESS
FLOWS TO BE DIRECTED INTO NEW
LAND DRAINAGE SYSTEM.

NO BOUNDARY TREATMENTS TO
REAR OF PLOT 42 TO ALLOW
ACCESS TO ADOPTED SWS &
FWS LATERAL CONNECTIONS

GULLYS REQUIRED ALONG NEW
SITE FRONTAGE FOOTPATH.
CONNECTIONS INTO EXISTING
COMBINED SEWER TO BE AGREED
WITH YW PRIOR TO FINAL DESIGN.

1. ALL ADOPTABLE SEWER WORKS AND MATERIAL TO BE IN ACCORDANCE WITH "CODES FOR ADOPTION" THE RELEVANT BRITISH EUROPEAN AND YORKSHIRE WATERS STANDARDS REQUIREMENTS ADDENDUM TO THE MECHANICAL AND ELECTRICAL SPECIFICATION AND KITEMARKED.
2. MANHOLE COVERS SHALL HAVE A CLEAR OPENING OF 600mm AND SHALL BE CLASS D400 TO BS EN 124 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 DRAIN AND DRAINAGE RUNOFF INTO THE PUBLIC SEWER NETWORK OR ADOPTABLE DRAINAGE SYSTEM (DIRECTLY OR INDIRECTLY). AN ALTERNATIVE METHOD OF DISPOSAL OF THE LAND DRAINAGE RUNOFF WILL THEREFORE BE REQUIRED AND YOU WILL HAVE TO LIAISE WITH THE LOCAL AUTHORITY, LAND DRAINAGE SECTION WITH REGARD TO THE DISPOSAL OF THE FILTER DRAIN AND 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 600x600mm FOR THE YORKSHIRE WATER SPECIFIED COVER SIZE. PLEASE REFER TO CONCRETE PIPE SYSTEMS ASSOCIATION (CPSA), 'TECHNICAL BULLETIN' ISSUED AUTUMN 2004 FOR KITEMARKED COVER SLAB OPENING SIZES.
6. SULPHATE RESISTANT CEMENT (C20-0C2) AND PRECAST CONCRETE PRODUCTS MUST BE USED OR A LABORATORY REPORT PROVIDED PROVING THAT SUCH PRECAUTIONS ARE NOT NECESSARY.
7. THE ADOPTABLE SEWERS SHOULD BE A MINIMUM OF 1m AND MANHOLES 0.5m FROM KERB FACES.
8. SEWERS MUST HAVE 5m CLEARANCE FROM TREES AND HEDGES.
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 1.2m IN HIGHWAYS AND VERGES (OR LESS THAN 800mm IN NON VEHICULAR ACCESS AREAS) THEN A 175mm CONCRETE SLAB OVER SEWER SHALL BE PROVIDED.
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.
11. ALL PIPEWORK 375mm DIAM. OR GREATER TO BE CONCRETE CLASS 120 TO EN 1916 BS 5911-1: 2002.
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 1050mm DIAM. MANHOLE RINGS. INSTEAD IT IS PREFERRED THAT YOU USE A TYPE "B" MANHOLE WITH 1200mm DIAM. OR 1500mm DIAM. RINGS, WITH THE OPENING SIGHTED OVER THE CHANNEL WHERE DEPTH OF COVER TO PIPE SOFFIT IS 1-1.5m.
14. ALL HIGHWAY WORKS AND MATERIAL TO CONFORM WITH KIRKLEES COUNCIL DESIGN GUIDANCE AND 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. 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 B125 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. SCREW DOWN COVERS ARE NOT ACCEPTABLE.
19. THERE SHOULD BE ENOUGH CLEARANCE TO ACCOMMODATE THE BEDDING FOR BOTH PIPES, APPROX 300mm; IF CROSSOVER IS NEAR THE ROCKER THEN THE CLEARANCE NEEDED MAY BE INCREASED.

BINS FOR PLOTS 19-22
BROUGHT TO HERE ON
COLLECTION DAY BY SBN STAFF.

SITE ENTRANCE.

SITE COMPOUND.

BINS TO THESE PLOTS TO
BE COLLECTED DIRECT
FROM LINGARDS ROAD.

NOT TO SCALE

SB HOMES

LINGARDS ROAD

PHASING PLAN

DRG SK 502

Nov 2023