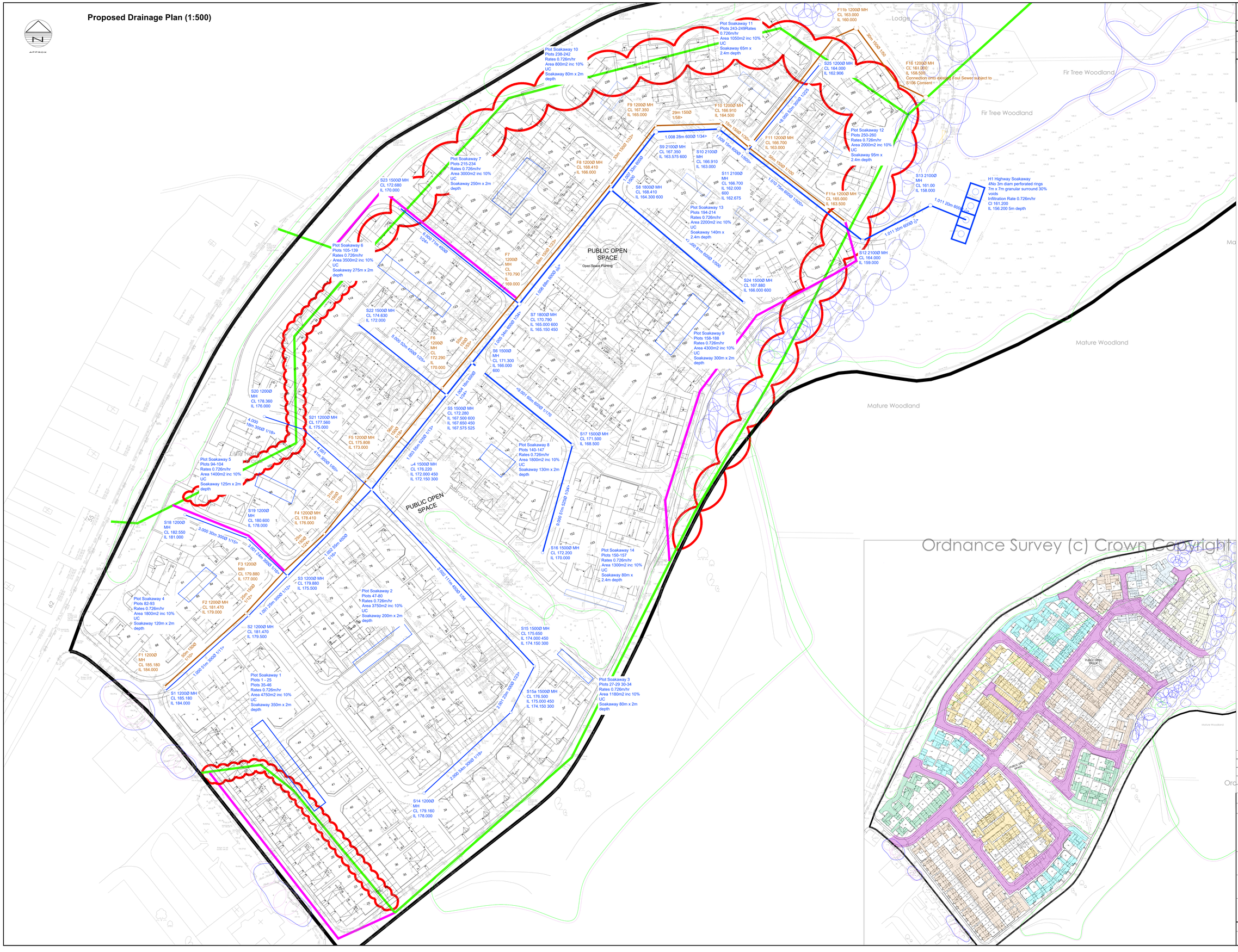
Proposed Drainage Plan (1:500)



Status: Preliminary

No.	Revision	Date	Drwn

Notes:

1. This drawing is to be read in conjunction with all relevant architect's and engineer's drawings.

2. It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Key:

- Cat B Trees to Remain
- Cat A Trees to Remain
- Proposed Surface Water Drainage
- Proposed Foul Water Drainage
- Existing YW Combined Sewer
- Proposed route of diverted S185 sewer to avoid new development
- Existing YW Combined Sewer to be abandoned

Drainage Strategy

Under SuDs guidance the first point of discharge for surface water is percolation via soakaway.

NPPF guidelines require that surface water arising from a developed site should as far as practicable be managed in a sustainable manner to mimic the surface water flows arising from the site prior to development.

Surface Water:

Infiltration Rate -0.746m/h as per Dart Engineers Percolation Test

As the site is favorable for soakaways, all plots will drain to private soakaways in their gardens or private roads, as part of the detailed design phase all soakaways will require testing to ascertain their determined rate, sizes may vary depending on the rate discovered

Please refer to the areas and flow calculations for soakaway sizes

The highways network will have its own system which will drain to a highway soakaway, this will be via 4 x 7m x 7m stone surround with 3m diameter rings, This will be adopted by Kirklees Council

Foul Water:

Foul water from the proposed new site will connect into the existing YW combined Sewer subject to a S104/S106 agreement.

There will be a requirement to divert the existing combined sewer to the proposed foul sewer subject to a S185 agreement.

Proposed Landscaping and Existing Landscaping

The drainage has been designed to avoid the Category A and B trees as shown in the key, this will require a S185 Diversion of the existing Yorkshire Water Sewer as it currently runs through the tree line, this would be an improvement to the system and it would feed its way through the proposed development and connect back onto the system further downstream

P5	RATIO R AMENDED	24.04.24 RT
P4	AMENDMENTS DUE TO TREES	26.02.24 RT
P3	SITE LAYOUT AMENDED	22.06.23 RT
P2	TOPO UPDATED	19.06.23 RT
P1	PRELIMINARY ISSUE	26.05.23 RT

No.	Revision	Date	Drwn

Status: PRELIMINARY

Client: UBRIQUE INVESTMENTS LTD

Project: STORTHES HALL, KIRKBURTON

Drawing title: DRAINAGE STRATEGY

Drawn	Chkd	Date	Scale
RT	AD	MAY 23	As Shown @ A0

Contract No.	Drg No.	Revision
23146	DR-C-0100	P6