



TECHNICAL NOTE – DRAINAGE

Willow Lane Huddersfield

Reference

6367-JPG-XX-XX-RP-D-0620-S2-P01

Date

May 2024

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CONFIDENTIALITY STATEMENT

This report is addressed to and may be relied upon by the following:

Teakwood Investments Limited
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DOCUMENT HISTORY

Revision	Date	Revision Details	Status	Author
P01	29.05.2024	Information	Planning	BT



1.0 INTRODUCTION

On behalf of our client Teakwood, this drainage technical note has been produced to support the planning application for the Willow Lane, Huddersfield application.

2.0 THE SITE

The site is located approximately 1.2 km north of Huddersfield city centre. The site is bound by Willow Lane and St Johns Road. A location plan can be found in Appendix A.

The existing site comprises of an existing disused car park, the site is approximately 0.49 Ha in area.

The site topography generally falls from west to east. The elevations range from approximately 83.1m AOD in the west to 77.0m AOD on the eastern boundary.

A Topographical Survey can be found in Appendix B.

3.0 FLOOD RISK

Flooding information was obtained from the Environment Agency (EA) website, which confirms the site lies within Flood Zone 1.

Flood Zone 1 comprises land assessed as at a low risk of flooding from a watercourse and/or sea with less than a 1:1000 annual probability of river or sea flooding.

NPPF Technical Guidance states that all type of development is appropriate in Flood Zone 1.

As the site area is less than 1 Ha and lies in flood zone 1 there is no requirement for a flood risk assessment to be carried out for planning.

4.0 EXISTING DRAINAGE

An existing positive drainage network consisting of gullies and associated pipework is present on site.

5.0 DEVELOPMENT PROPOSALS

The development proposals consist of a change of use from car park to storage containers. The existing hard standing is to be utilised, there are no proposed intrusive works as part of the development furthermore, there is no increase to the impermeable area.

A proposed site plan is located in Appendix C.



6.0 CONCLUSIONS

The site benefits from an existing positive drainage network, with no records of historic of flooding.

Given the proposed development has no increase to the impermeable area of the site, and no intrusive works are to be carried out as part of the work it is proposed that the existing positive drainage system be utilised and remain in place as existing.



Appendix A Location Plan

notes

1. Do not scale from this drawing - use figured dimensions only
2. All set-out dimensions, levels, building positions and site boundaries to be checked by the Contractor, with any discrepancies reported before work starts
3. All works to be carried out to the satisfaction of the Local Authority and in accordance with Building Regulations, British Standards, CDM Regulations, Codes of Practice, Acts & Bylaws, manufacturers recommendations, specialist information and good building practice
4. References to Local Authority are also intended to read as for Approved Inspectors
5. This drawing is the copyright of SPX Architects and should only be reproduced with their written permission

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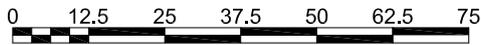
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SITE LOCATION PLAN



client	TEAKWOOD INVESTMENTS LTD
site	LAND OFF WILLOW LANE HUDDERSFIELD HD1 5EB
project	PROPOSED CONTAINER STORAGE USE
number	024026-100
drawing	SITE LOCATION PLAN

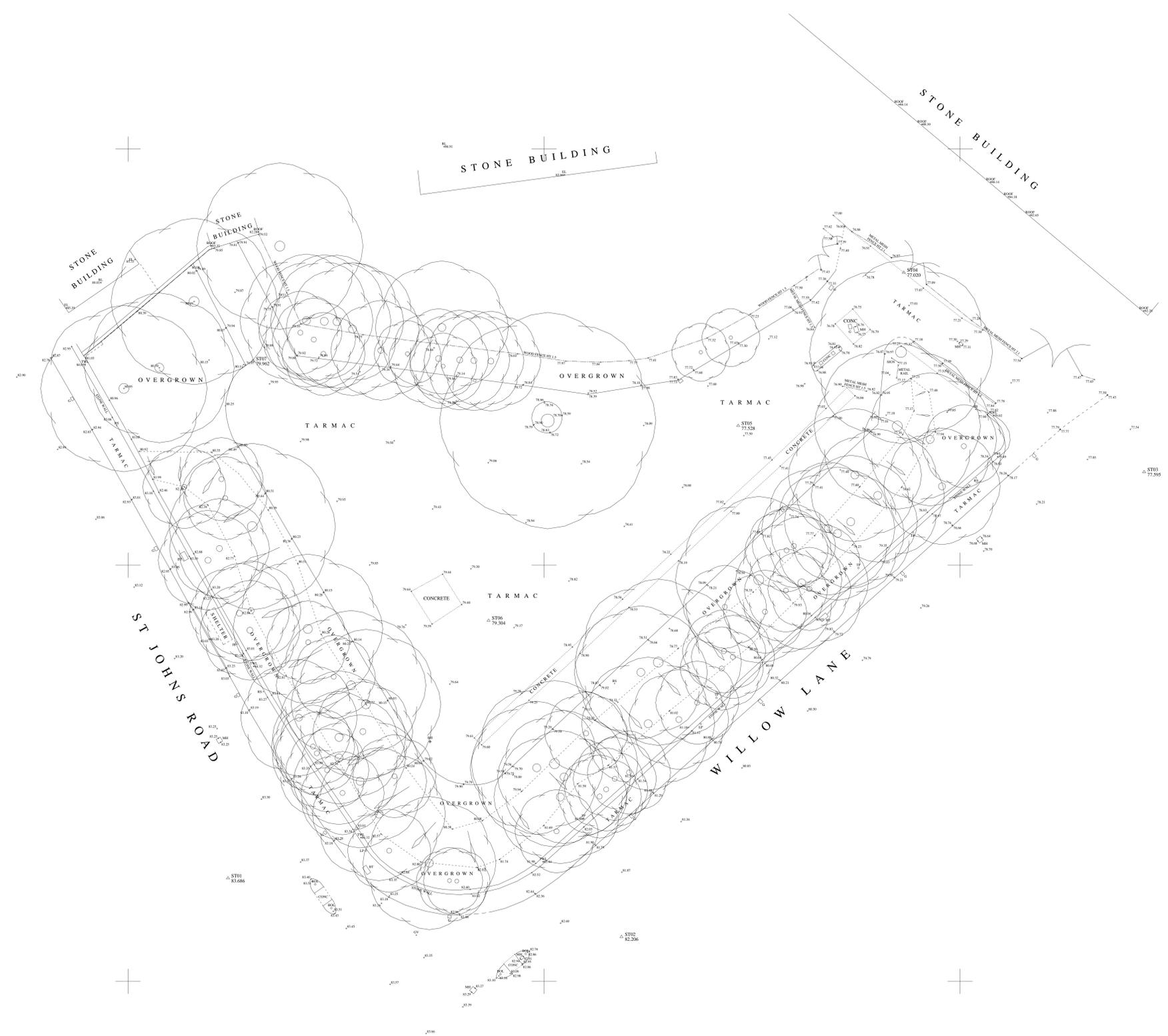
scale	1:1250 @ A4	status	PLANNING
revision	-	date	APRIL 2024
revision notes	- - - -		





Appendix B Topographical Survey

Station	Easting	Northing	Level
ST01	41412.016	41762.391	83.686
ST02	41419.309	41765.317	82.296
ST03	41422.111	41761.201	77.595
ST04	41492.225	41785.166	77.630
ST05	41473.326	41786.752	77.528
ST06	41443.322	41779.561	79.861
ST07	41414.985	41782.515	79.962





Appendix C Proposed Site Plan

1. This plan shall be read in conjunction with the approved site plan.
 2. All dimensions shown shall be in accordance with the City of Houston, Texas.
 3. All dimensions shown shall be in accordance with the City of Houston, Texas.
 4. All dimensions shown shall be in accordance with the City of Houston, Texas.
 5. All dimensions shown shall be in accordance with the City of Houston, Texas.



AS PROPOSED SITE PLAN

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