

Appendix H: LLFA Correspondence

Jack Bradbury

From: Paul Farndale <Paul.Farndale@kirklees.gov.uk>
Sent: 31 January 2024 22:42
To: Jack Bradbury
Subject: FW: Dewsbury Market - LLFA Involvement
Attachments: Dewsbury Market meeting 9 June 2021.docx; SK-C-52001 Stage 2 Drainage.pdf; Dewsbury Market Discharge Rate.pdf; 21157 Dewsbury Market P2 GI Report Rev1.pdf

You don't often get email from paul.farndale@kirklees.gov.uk. [Learn why this is important](#)

Hello Jack,

As long as you can demonstrate 30% reduction to both systems that should be fine.

Kind regards,

Paul Farndale
Team Leader (Acting)
Flood Management & Drainage (LLFA)
Kirklees Council

From: Rashid Mahmood <Rashid.Mahmood@kirklees.gov.uk>
Sent: Wednesday, January 24, 2024 3:20 PM
To: Paul Farndale <Paul.Farndale@kirklees.gov.uk>
Subject: FW: Dewsbury Market - LLFA Involvement

Paul – one for you
Rashid

From: Jack Bradbury <Jack.Bradbury@bdp.com>
Sent: Wednesday, January 24, 2024 1:07 PM
To: Rashid Mahmood <Rashid.Mahmood@kirklees.gov.uk>
Subject: Dewsbury Market - LLFA Involvement

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Hi Rashid,

I am currently working on the Dewsbury Market project and as we are entering the next design stage, we wanted to check our assumptions for discharge rate and locations of discharge are suitable for the new development.

There is a plan attached showing the nature of the planned works and the locations we are proposing to discharge too. We worked on the site previously under a different masterplan proposal and it was agreed that we would keep the catchment areas the same and reduce the discharge rate by 30% as it is a brownfield site. We are proposing two points of discharge, the play area and areas in the north (0.085ha) to discharge to the public watercourse and the majority of the site in the south (0.308ha) to discharge to the existing combined sewer on Cloth Hall Street. There is

a reduction in the impermeable area across the site therefore, no increase in surface water runoff generated from the site. As we don't want to impact the condition of the existing structure, we are not discharging the whole site to the culverted watercourse as previously agreed with the EA. Infiltration was considered however, an infiltration test was undertaken and unsuccessful (see SI report attached) therefore discharging to the public sewer and watercourse is required.

The proposed discharge rate to the culverted watercourse is 8.27 l/s and for discharging to the combined sewer 29.97 l/s. The calculations are attached.

If you require any more information or have another contact, I should discuss this with please let me know.

Kind Regards,

Jack Bradbury
Civil Engineer

BDP

Postal address:

11 Ducie Street, PO Box 85, Piccadilly Basin
Manchester M60 3JA, United Kingdom

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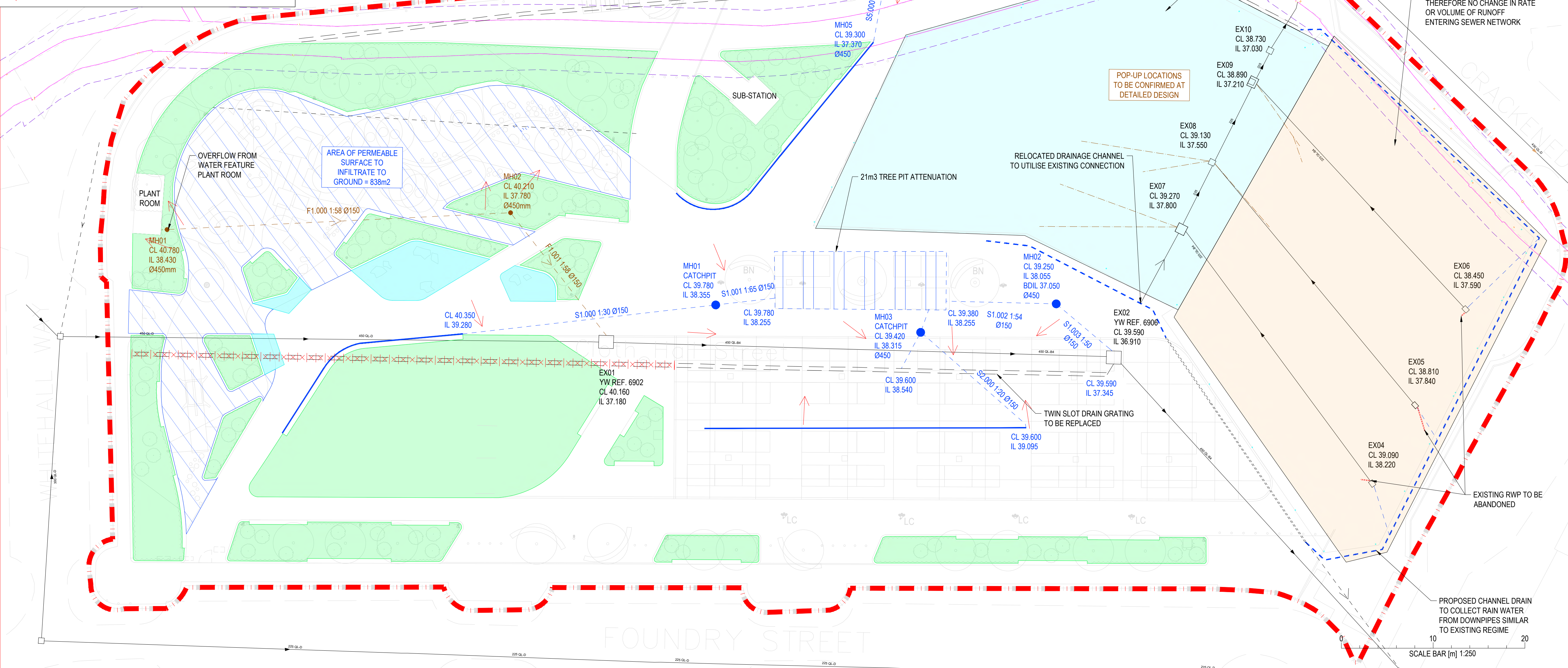
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Appendix I: Flood Exceedance Plan

LEGEND

- EXISTING COMBINED SEWER
- EXISTING SURFACE WATER SEWER
- EXISTING TWIN SLOT DRAIN TO BE ABANDONED
- EXISTING TWIN SLOT DRAIN GRATING TO BE REPLACED
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED SURFACE WATER MANHOLE
- PROPOSED CHANNEL DRAIN
- PROPOSED SLOT DRAIN
- PROPOSED PERMEABLE SURFACE
- PROPOSED TREE PIT WITH GEOCELLULAR STORAGE
- PROPOSED FOUL DRAINAGE
- SITE BOUNDARY
- PROPOSED SOFT LANDSCAPING
- CULVERTED WATERCOURSE EXTENTS
- CULVERTED WATERCOURSE OFFSET
- PROPOSED WATER FEATURE
- DRAINAGE EXCEEDANCE FLOW



BUILDING DESIGN PARTNERSHIP SHALL HAVE NO RESPONSIBILITY FOR ANY USE MADE OF THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED.

ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING.

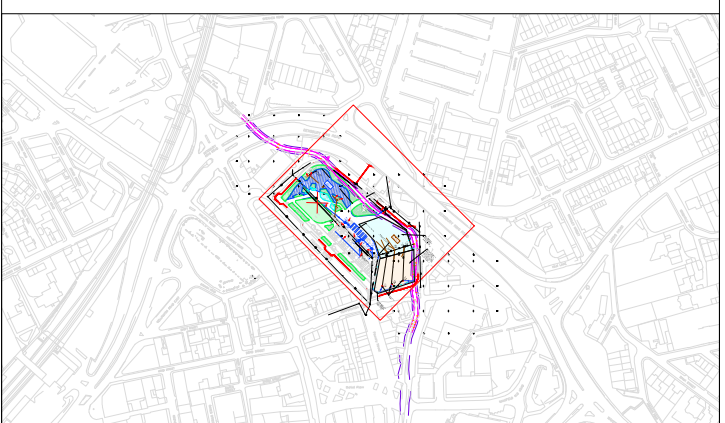
ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

NOTES

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. WHERE THERE APPEARS TO BE A CONFLICT BETWEEN DIMENSIONS OR WHERE DIMENSIONS CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
- THIS DRAWING IS BASED ON:
 - GPR AND TOPOGRAPHICAL SURVEY - PLOWMAN CRAVEN OCT 2021
 - LANDSCAPE GENERAL ARRANGEMENT - DMTP-BDP-TP-SL-PL-L-90101
 - LANDSCAPE SITE LEVELS PLAN - DMTP-BDP-TP-SL-PL-L-90601
- NEW CONNECTIONS TO THE PUBLIC SEWER ARE SUBJECT TO SECTION 106 OF THE WATER INDUSTRY ACT 1991 APPROVAL. NO WORKS AFFECTING THE PUBLIC SEWERAGE SYSTEM MAY BE CARRIED OUT WITHOUT UU'S PRIOR WRITTEN CONSENT
- THE PROPOSED BUILDING OUTLINES SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. REFER TO ARCHITECTS PLANS FOR PRECISE LOCATION SETTING OUT INFORMATION AND DETAILS.

P02 PLANNING ISSUE JB PS 12/08/24
P01 STAGE 3 DRAFT SUBMISSION JB EH 26/07/24

REVISION DESCRIPTION DRAWN CHECKED DATE



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HD1 2TG

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PROJECT TITLE	
DEWSBURY MARKET	
DRAWING NUMBER	NO OTHER CLASSIFICATION
P3001350	COMMERCIAL IN CONFIDENCE
DRAWING TITLE	SCALE
DRAINAGE EXCEEDANCE PLAN	1:250 @ A1
DATE	26/07/2024
DRAWING NO.	REVISION
DMTP-BDP-00-XX-DR-C-52002	P02

Appendix J: Yorkshire Water Discharge Rate



YorkshireWater

Elanna Herod - Building Design Partnership
11 Ducie Street
Manchester
M1 2JB
Elanna.Herod@bdp.com

Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482
Fax:

Email:
technical.sewerage@yorkshirewater.co.uk

Your Ref:
Our Ref: X015687

For telephone enquiries ring:
George Mullaney on 0345 120 8482

25th August 2021

Dear Ms Herod,

**32 Cloth Hall Street, Dewsbury, WF13 1QE - Pre Planning Sewerage Enquiry - Commercial
- U341891**

Thank you for your recent enquiry and remittance. Our official VAT receipt has been sent to you under separate cover. Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records.

The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months:

Existing Infrastructure

There is a 450 mm diameter public combined sewer recorded crossing the site. No buildings, or other obstructions, are to be erected within 3.5 (three point five) metres is required at each side of the sewer centre-line, no trees planted within 5 (five) metres of this public sewer. It may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer. If you wish to have this sewer diverted under Section 185 of the Water Industry Act 1991 an application should be made in writing. To discuss this matter, please telephone 0345 120 84 82.

Foul Water

Development of the site should take place with separate systems for foul and surface



water drainage. The separate systems should extend to the points of discharge to be agreed.

Foul water domestic waste can discharge to the 450 mm diameter public combined sewer recorded in Cloth Hall Street, crossing the site.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

Surface Water

The developer's attention is drawn to Requirement H3 of the Building Regulations 2000. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.

Sustainable Drainage Systems (SuDS), for example the use of soakaways and/or permeable hardstanding etc, may be a suitable solution for surface water disposal appropriate in this situation. You are advised to seek comments on the suitability of SuDS in this instance from the appropriate authorities.

If other methods of surface water disposal are not viable and subject to providing satisfactory evidence as to why they have been discounted, curtilage surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing use of the site less a 30% reduction. Curtilage surface water may discharge to the 450 mm diameter public combined sewer recorded in Cloth Hall Street, crossing the site. The surface water discharge from the site to be restricted to not greater than 50.8 (fifty point eight) litres/second. This permission is not an acceptance in respect to any planning conditions imposed under the Grant of Planning Permission.

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board, with regard to surface water disposal from the site.

Other Observations

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may apply on line or obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0345 120 84 82.

Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the



YorkshireWater

free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

The site is within an area that may be affected by river, coastal or estuarine flooding. We would advise you to contact the Environment Agency for details.

All the above comments are based upon the information and records available at the present time and is subject to formal planning approval agreement. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours sincerely

George Mullaney
Development Services Technician

Appendix K: Access Egress Market Plan

