

Homes by Honey

Fenay Bridge



Condition 16

Temporary Drainage Strategy



Introduction

This report has been prepared to address the measures that will be implemented on site, providing the prevention of flooding and pollution both before and after the drainage/ highway's infrastructure have been installed.

This will be undertaken in accordance with the proposed phasing of the development and ensure that all offsite receptors are protected against flooding.

Surface Water System

Surface water run off from roofs, roads and other hardstanding areas is drained via gullys and underground carrier pipes to an attenuation tank located beneath shared drives on the western boundary of the site.

On site attenuation will be sized to provide adequate storage to cater for extreme rainfall of up to 1 in 100yr storm events including the allowance for a 40% increase due to future impacts of climate change.

Any surface water leaving the site is restricted to a maximum rate of 3.5lit/sec, with the flow rate controlled by a Hyrdobrake flow control device fitted to the manhole downstream of the tank on the northern boundary. It is anticipated that surface water flows from the development will discharge to the existing public sewer in Rowley Lane.

Foul Water System

All domestic foul wastewater is drained via underground carrier pipes to the existing public sewer in Rowley Lane to the North of the site.



Proposed Pre-Infrastruture Management

There is an initial 12-14 week programme to prepare the site, which largely comprises of the following:

- Topsoil Strip
- Earthworks to create a development platform
- Retaining Wall Install
- Attenuation Tank Installation
- Outfalls for FW & SW sewers
- Highways Installation

During this stage of the works the site will have a number of preventive measures to ensure that no surface water run-off or pollution is created to any offsite receptors.

These measures are detailed on the appended plan (Ref: C005-5000), however a summary of these measures have been provided below:

- A soil bund to the Western Boundary along the lowest point of the development to intercept and retain any overland surface water flows
- Dedicated areas of site in the low points of the development (behind the soil bund noted above) will be left clear to allow SW to pond in the low spots
- Silt fencing to be installed in front of the low points to intercept any silt from overland flows ensuring no silt passes into the depressions/ holding area's
- Should the weather be worse in the winter months (where it would not be feasible to allow the SW to percolate over a few days due to rainfall durations/ frequency) a Trade Effluent License will be submitted to Yorkshire Water and all discharge will comply with the requirements stipulated

The above measures will adequately ensure the offsite areas are protected from flooding and pollution.



Proposed Post-Infrastructure Management

After the initial enabling works; plots (including driveways and drainage), highways and main sewers (under the S104 agreement) will have been installed to the working area's of site.

At this point the attenuation tank will be installed both a surface water and foul water connection live from the development (S106 approvals are in place with Yorkshire Water).

This ensures that surface water run-off has a formal drainage route and outfall at a controlled rate (3.5 l/s) due to the flow control and tank been available.

Silt and pollution risk is also significantly reduced at this point due to formal hard-standing areas been available, however there will still be a number of preventive measures in place to ensure offsite receptors are suitably protected, these will be in the form off:

- Gully Bags to be installed across the development to ensure that any silt is captured at source and doesn't enter the drainage system
- Road sweeping to be provide twice weekly in the summer months and three times weekly in the winter months
- Spill Kits will be available on site, located near any fuel/ chemical storage area's
- Inspection regime to be implemented as per the monitoring arrangement table & to be maintained as per document E23/8060/JM/L001A produced by Haigh Huddleston to protect both the offsite receptors and on site SUD's features

Again, the above measures will adequately ensure the offsite areas are protected from flooding and pollution.

Monitoring Arrangements

What	How	When	By Whom
Excavations	Silty water requiring filtering	As required when dewatering excavations	Groundworker
Settlement Ponds	Visual check of water within the onsite holding basin to check level/ water quality	Daily	Site manager/ Groundworker
Site water entry points	N/A – No water from external sources entering site	N/A	N/A
Site water exit points	Silt to be checked visually at closest point convenient to outfall (note connection point can't always be checked due to the live carriageway)	Weekly	Site manager/ Groundworker
Gulley inspections	Gullies to be inspected weekly & cleaned as required	Weekly	Site manager/ Groundworker
Silt Fencing	To be inspected daily to ensure no breaks	Daily	Site manager/ Groundworker
Other	N/A	N/A	N/A

Conclusion

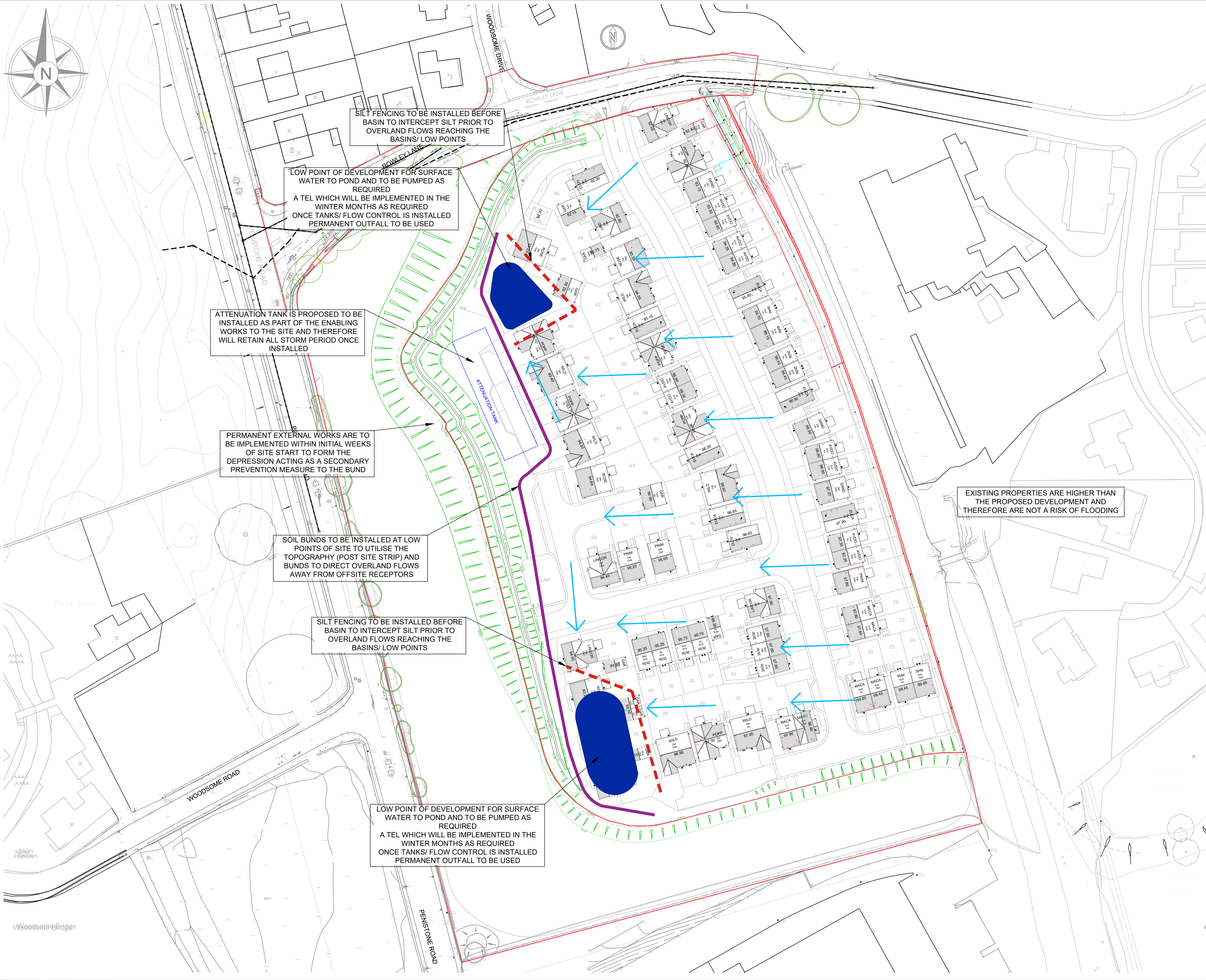
The above measures implemented on site should adequately prevent against offsite flooding/ pollution for the lifetime of the development.

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Appendix A

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honey, Lumina, Park Approach, Leeds, LS15 8GB



SILT FENCING TO BE INSTALLED BEFORE BASIN TO INTERCEPT SILT PRIOR TO OVERLAND FLOWS REACHING THE BASINS/ LOW POINTS

LOW POINT OF DEVELOPMENT FOR SURFACE WATER TO POND AND TO BE PUMPED AS REQUIRED
A TEL WHICH WILL BE IMPLEMENTED IN THE WINTER MONTHS AS REQUIRED
ONCE TANKS/ FLOW CONTROL IS INSTALLED PERMANENT OUTFALL TO BE USED

ATTENUATION TANK IS PROPOSED TO BE INSTALLED AS PART OF THE ENABLING WORKS TO THE SITE AND THEREFORE WILL RETAIN ALL STORM PERIOD ONCE INSTALLED

PERMANENT EXTERNAL WORKS ARE TO BE IMPLEMENTED WITHIN INITIAL WEEKS OF SITE START TO FORM THE DEPRESSION ACTING AS A SECONDARY PREVENTION MEASURE TO THE BUND

SOIL BUNDS TO BE INSTALLED AT LOW POINTS OF SITE TO UTILISE THE TOPOGRAPHY (POST SITE STRIP) AND BUNDS TO DIRECT OVERLAND FLOWS AWAY FROM OFFSITE RECEPTORS

SILT FENCING TO BE INSTALLED BEFORE BASIN TO INTERCEPT SILT PRIOR TO OVERLAND FLOWS REACHING THE BASINS/ LOW POINTS




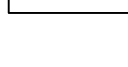
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ONCE TANKS/ FLOW CONTROL IS INSTALLED PERMANENT OUTFALL TO BE USED

EXISTING PROPERTIES ARE HIGHER THAN THE PROPOSED DEVELOPMENT AND THEREFORE ARE NOT A RISK OF FLOODING

Notes:

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN Homes by honey
2. WORK TO FIGURED DIMENSIONS ONLY.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND Homes by honey DRAWINGS AND SPECIFICATIONS.

KEY

-  SURFACE WATER PONDING AREA'S
-  DIRECTION OF OVERLAND FLOWS
-  EARTH BUND
-  SILT FENCING

REV:	DESCRIPTION:	BY:	DATE:

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SITE: FENAY BRIDGE			
TITLE: CONDITION 16 TSWMP (PRE INFRASTRUCTURE)			
SCALE AT A1: 1:500	DATE: 23/04/2025	DRAWN: JB	CHECKED: JB
PROJECT NO: C005	DRAWING NO: 5000	REVISION: -	