



OS GRID REFERENCE
415599, 416336

Any existing live services will require diverting to accommodate future development if any present.

Surface water drainage proposals are based on greenfield runoff rate. Discharge rate and point of connection subject to LLFA approval

External levels and falls subject to detailed design.

All manholes located in trafficked areas to be PCC with minimum D400 covers.

All foundations are to be designed to ensure no loadings are imposed on the drainage structures.

HYDROBRAKE
REF: SHE-0077-3000-1400-3000
DISCHARGE: 3.0 L/s
HEAD: 1.4m
NON-RETURN FLAP VALVE TO BE INSTALLED TO ENSURE COMBINED FLOWS DO NOT ENTER THE SURFACE WATER SYSTEM.

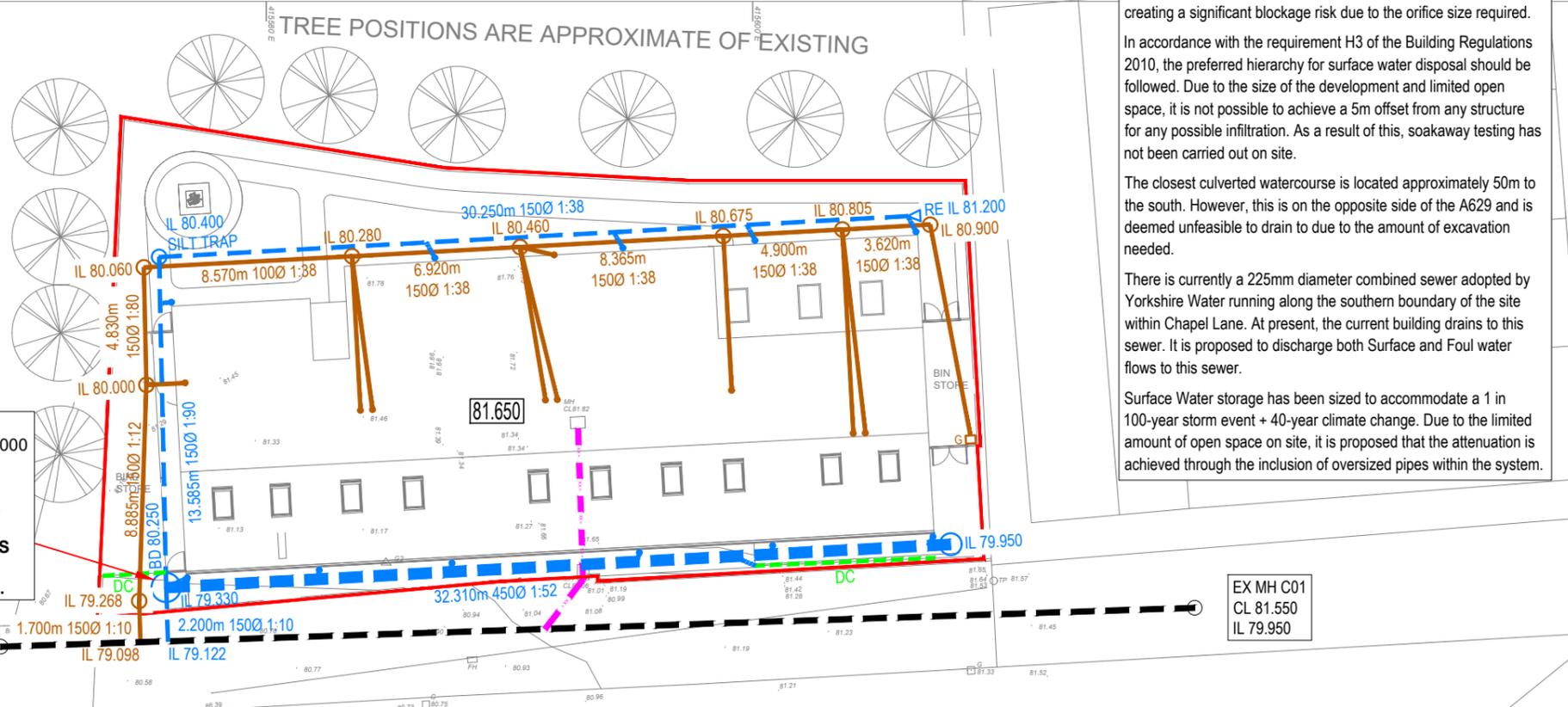
DRAINAGE CCTV SURVEY WAS UNDERTAKEN BY JETAIRE ON 14/03/2025 REF: FJ00401962. REPORT IDENTIFIED A NUMBER OF DEFECTS WITH THE EXISTING 225Ø COMBINED SEWER THAT SHOULD BE JETTED, CLEARED & REPAIRED PRIOR TO CONSTRUCTION. DEFECTS FOUND:

EX MH C01 DOWNSTREAM

- 8.51m - Fracture
- 21.76m - Crack
- 41.37m - Joint displaced, large.

EX MH C02 UPSTREAM

- 0.19m - Fracture
- 9.83m - Crack
- 14.52 - Settled deposits.



SURFACE WATER

The site is currently an office building and classed as Brownfield. However, in accordance with local planning guidance, Greenfield runoff rates have been calculated and offered to restrict the Surface Water discharge from site.

The existing site area is 460.384m² (0.041ha) this provides the following greenfield runoff rates in accordance with 'HR Wallingford Greenfield Runoff Estimation'

- 1 in 1 year = 0.22 l/s
- 1 in 30 year = 0.44 l/s
- 1 in 100 year = 0.53 l/s

It is proposed that the discharge rate is to be restricted to 3 l/s in order to limit the discharge as close to the 1 in 1 year without creating a significant blockage risk due to the orifice size required.

In accordance with the requirement H3 of the Building Regulations 2010, the preferred hierarchy for surface water disposal should be followed. Due to the size of the development and limited open space, it is not possible to achieve a 5m offset from any structure for any possible infiltration. As a result of this, soakaway testing has not been carried out on site.

The closest culverted watercourse is located approximately 50m to the south. However, this is on the opposite side of the A629 and is deemed unfeasible to drain to due to the amount of excavation needed.

There is currently a 225mm diameter combined sewer adopted by Yorkshire Water running along the southern boundary of the site within Chapel Lane. At present, the current building drains to this sewer. It is proposed to discharge both Surface and Foul water flows to this sewer.

Surface Water storage has been sized to accommodate a 1 in 100-year storm event + 40-year climate change. Due to the limited amount of open space on site, it is proposed that the attenuation is achieved through the inclusion of oversized pipes within the system.

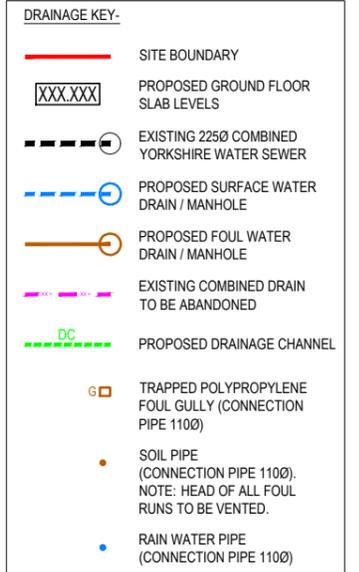
Notes-

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All dimensions are in millimetres unless noted otherwise

DO NOT SCALE THIS DRAWING - IF IN DOUBT ASK

1. All dimensions & levels to be checked by the contractor prior to commencement of work, any discrepancy shall be reported immediately to Avie Consulting Ltd
2. All work shall be carried out in accordance with Local Authority, statutory authority, health & safety requirements and regulations.
3. The drawings shall be read in accordance with all other contract documents relevant at that time of issue and during the period of the contract.
4. The contractor must ensure the overall stability of the works is adequate at all stages of the construction.
5. No allowance has been made for cutouts, holes, notches, etc. for services. All of these are to be agreed prior to the start of the works.
6. RWP locations are illustrative in the absence of a detailed roof drainage design.
7. Soil stack locations are indicative only and subject to detailed design.



PLANNING ISSUE

TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM VISIONGEOMATICS DRAWING **MC_67_SP** DATED 11.07.2024.

DRAWINGS BASED ON ACUMEN DRAWINGS PACKAGE **P2917-(100)03 Rev A** DATED 01/04/2025.

P01	Initial issue	S.T.P.	S.A.B.	29.04.2025
Rev	Details	By	Chk	Date
				
6 Killingbeck Court, Killingbeck Office Village, Killingbeck Drive, Leeds LS14 6FD. Tel: 0113 249 7416 www.avie-consulting.co.uk				
Client:				
ACUMEN				
Project:				
Land at Chapel Lane, Moldgreen, Huddersfield				
Title:				
Proposed Drainage Strategy				
Drawn:	Checked:	Date:	Scale:	Original dwg size:
S.T.P.	S.A.B.	April 2025	1:250	A3
Drawing Number:				Rev:
P4540-01				P01