

DC Admin

From: Farhad Khatibi
Sent: 11 August 2025 18:40
To: Planning ContactCentre
Cc: Jon Evans; Rupert Roberts
Subject: RE: Attached letter from Kirklees Council regarding application number 2025/92161 at location Land adj, 17, Whitehall Road West, Birkenshaw, BD11 2LS
Attachments: 23-341-500-001 Rev L with comments.pdf; 23-341-EXT-002 with comments.pdf; Typical manhole details.JPG

Categories:

Hi William

I would like to advise that Condition 21 (Details of attenuation tank/pipes/manholes) can not be discharged pending the implementation of the necessary amendments (see attached) and the inclusion of a typical manhole construction details drawing (similar to the attached) showing the relevant details including the min depth of cover (300mm) to the cover slab. A fee of £371.00 (Cat 0 Structures) will be applicable to conclude the technical approval for oversize manholes.

In addition, I would like to advise that the external works plan (Ref 23/341/EXT/001) submitted by the developer omitted to show the proposed modification to a highway retaining wall abutting Whitehall Road West (Refer to condition 17) and as such no specific structures condition was imposed at the time of consultation. In view of this please advise the developer/ his agents that the proposed modification to the boundary retaining wall is liable to a formal technical approval for which a further fee of £371.00 (Cat 0 Structures) will be applicable.

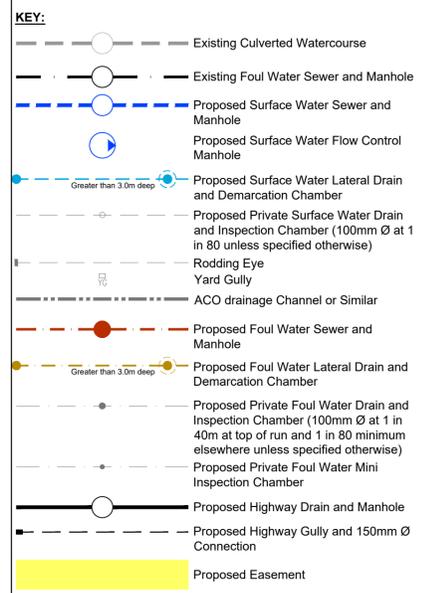
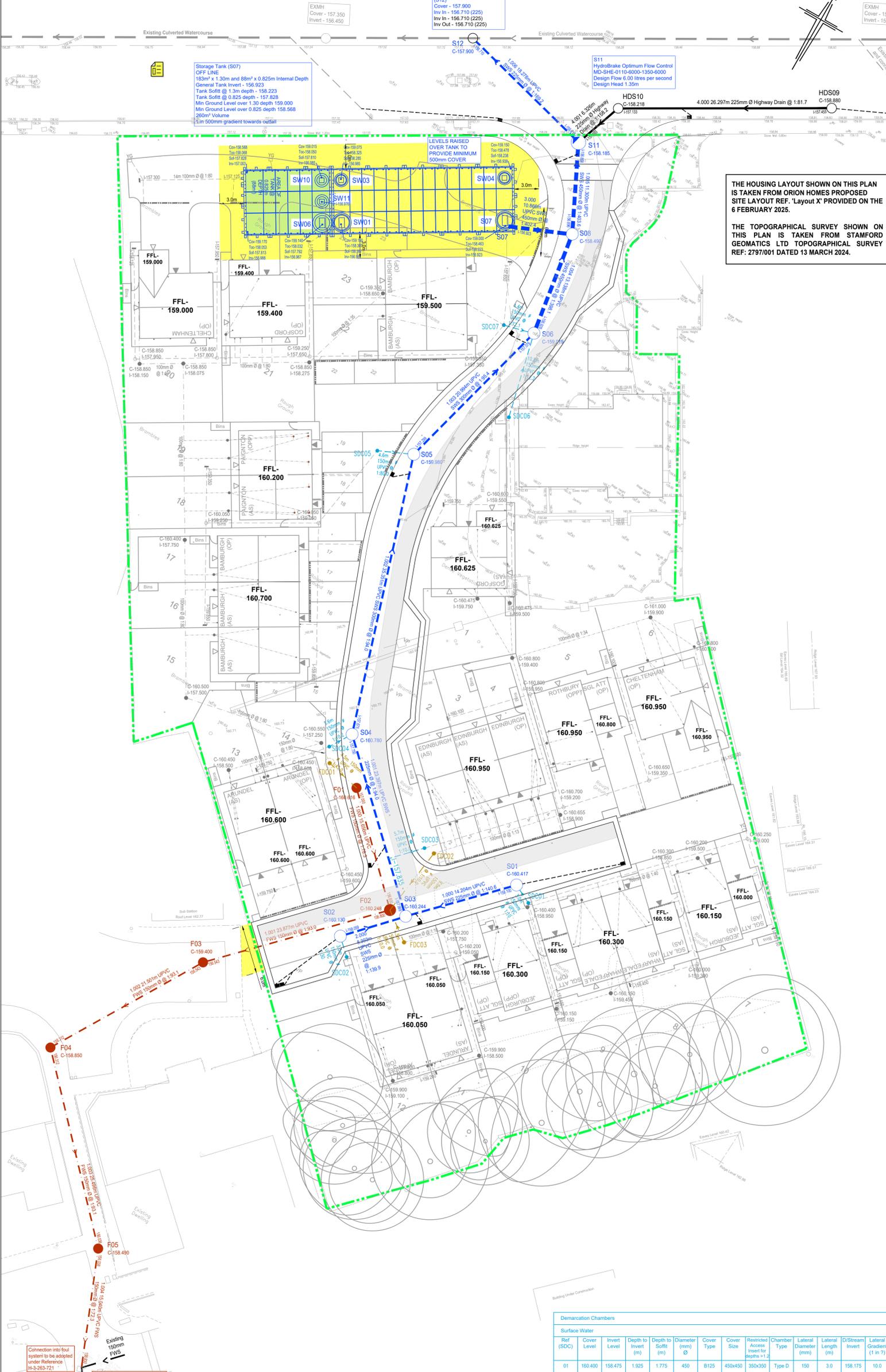
If the developer or his agents have any queries or require further clarification, please ask them to contact me direct.

Regards

Farhad Khatibi

Bridges & Structures Manager
Structures Section
Highways and Streetscene
Kirklees Council

Highways and Streetscene | Highways Structures | Civic Centre 1 | High Street | Huddersfield | HD1 2NF



- YORKSHIRE WATER NOTES:**
- All dimensions in millimeters unless stated otherwise.
 - All adopter sewer works and material to be in accordance with The Water Services Association "Code for Adoption Design and Construction Guidance", The Relevant British/European and Yorkshire Water's Standards/Requirements/Addendum to the Mechanical and Electrical Specification and Kitemarked.
 - All oversized manhole products (circular vertical units, cover slabs, adjusting and corbel units) and all ancillary concrete products are to be built in full compliance with BS EN1917 and BS 2911-3+A1.
 - All precast concrete units in oversized manholes must have a design working life of 100 year minimum in accordance with BS8500-1:2015-A2:2019 - Table A.5.
 - DC-4 design chemical class for concrete in precast concrete manholes (circular vertical units, cover slabs, adjusting and corbel units) including all ancillary concrete products should be constructed for an intended design life of 100 year minimum.
 - Manhole covers shall have a clear opening of 600mm and shall be Class D400 to BS EN 124 with 150mm deep frames in highways.
 - Filled ground must be filled and consolidated under the supervision end to the satisfaction of the Yorkshire Water before any sewer works are carried out.
 - Yorkshire Water is not obliged to accept filter drain/land drainage run-off into the public sewer network or adoptable drainage system (directly or indirectly). An alternative method of disposal of the land drainage run-off will therefore be required and you will have to liaise with the Local Authority, Land Drainage Section with regard to the disposal of the filter drain/land drainage run-off.
 - Cover slabs must carry the BSI Kitemark or will be rejected by the Yorkshire Water Inspector. Where the clear opening of the Kitemarked product is different to that of the cover and frame, a loading bearing slab should be fitted above the cover slab to bring the size down to 600mm x 600mm for the Yorkshire Water specified cover size. Please refer to Concrete Pipe Systems Association (CPSA), "Technical Bulletin" issued Autumn 2004 for Kitemarked cover slab opening sizes.
 - The adoptable sewers should be a minimum of 1m and manholes 0.5m from kerb faces and service margins.
 - Sewers must have 5 metres clearance from trees and hedges or the width of the canopy at mature height.
 - Sewers to be laid in Class "B" Bedding (150mm granular bed and surround). Where depth of cover to top of the sewer is less than 1.2m in highways and verges (or less than 900mm in none vehicular access areas) then a concrete slab should be provided above granular bed and surround.
 - Bedding and backfill material to conform to the requirement of Water Industry Specification 4-08-02 (Table A2).
 - The chamber size of manholes with more than one connection in them may need to be increased in order to accommodate the connections and bends.
 - Yorkshire Water's policy is that brick manholes and 1050mm diameter manhole rings are not preferred. Instead, it is preferred that you use a type "B" manhole with 1200mm diameter, 1350mm diameter or 1500mm diameter rings, with the opening sited over the channel where depth of cover to pipe soffit is 1 - 1.5m.
 - Adoptable plastic sewer pipes to be BSI Kitemarked (certified to WIS 4-35-01 and BS EN13476). Adoptable plastic sewer pipes to be laid in maximum 3 metre lengths unless there is a specific operational need to lay longer lengths. Plastic channel sections in manholes are not acceptable and Yorkshire Water would prefer clayware channel in manholes. We have found that plastic channels are difficult to set in concrete because they float and a satisfactory finish cannot be obtained on the bedding.
 - The minimum crushing strength for clay pipes should be as follows: 100mm dia. 40kN/m, 150mm dia. 40kN/m, 225mm dia. 45kN/m and 300mm dia. 72kN/m. The minimum crushing strength for concrete pipes should be - Class 120 to EN 1916/BS5911-1:2002. Plastic pipes should conform to WIS 4-35-01 and BS EN13476.
 - Where a B125 cover and frame has been approved, this must be coated in plastic and must have lifting eyes suitably sized to accommodate standard lifting keys. Screw down covers are not acceptable.
 - There should be enough clearance at crossovers to accommodate bedding to both pipes, approx. 300mm - if crossover is near the rocker then the clearance needed may be increased.

| | | | |
|---|----------|------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| L | 01.05.25 | Foul pipe 1.004 updated and outfall level revised | IE |
| K | 29.04.25 | Surface water attenuation tank and levels updated | IE |
| J | 25.02.25 | Tank amended shallow section increased to 825mm depth | IE |
| I | 20.02.25 | Revised to YW comment from email 20 Feb 2025 | IE |
| H | 12.02.25 | Architects layout updated plus associated revisions | IE |
| G | 13.08.24 | Surface water pipe material changed to UPVC | IE |
| F | 26.07.24 | Surface water attenuation tank updated with FP McCan layout | IE |
| E | 05.07.24 | Site layout and associated updates made plus YW comments 29 June 2024 | IE |
| D | 12.06.24 | Private foul drainage added for plot 1 and outfall from packaged pump station shown discharging to private combined drains serving existing property | IE |
| C | 10.06.24 | Site layout and associated updates made | IE |
| B | 23.05.24 | Site layout updated to include visitor parking bays | IE |
| A | 16.05.24 | Site layout and associated updates made | IE |

Rev: Date: Amendment: DRN CHK APR

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| Demarcation Chambers | | | | | | | | | | | | | |
|----------------------|-------------|--------------|---------------------|---------------------|-----------------|------------|------------|-----------------------------------------|--------------|-----------------------|--------------------|-----------------|---------------------------|
| Surface Water | | | | | | | | | | | | | |
| Ref | Cover Level | Invert Level | Depth to Invert (m) | Depth to Soffit (m) | Diameter (mm) Ø | Cover Type | Cover Size | Restricted Access Inset for depths >1.2 | Chamber Type | Lateral Diameter (mm) | Lateral Length (m) | D/Stream Invert | Lateral Gradient (1 in 7) |
| 01 | 160.400 | 158.475 | 1.925 | 1.775 | 450 | B125 | 450x450 | 350x350 | Type D | 150 | 3.0 | 158.175 | 10.0 |
| 02 | 160.100 | 158.450 | 1.650 | 1.500 | 450 | B125 | 450x450 | 350x350 | Type D | 150 | 3.0 | 158.134 | 9.5 |
| 03 | 160.550 | 158.405 | 2.145 | 1.995 | 450 | B125 | 450x450 | 350x350 | Type D | 150 | 5.7 | 157.835 | 10.0 |
| 04 | 160.700 | 158.200 | 2.500 | 2.350 | 450 | B125 | 450x450 | 350x350 | Type D | 150 | 3.6 | 157.825 | 9.6 |
| 05 | 160.050 | 157.910 | 2.140 | 1.990 | 450 | B125 | 450x450 | 350x350 | Type D | 150 | 4.6 | 157.449 | 10.0 |
| 06 | 159.600 | 158.100 | 1.500 | 1.350 | 450 | B125 | 450x450 | 350x350 | Type D | 150 | 10.8 | 157.229 | 12.4 |
| 07 | 159.050 | 157.280 | 1.760 | 1.610 | 450 | B125 | 450x450 | 350x350 | Type D | 150 | 4.4 | 157.229 | 7.2 |

| Demarcation Chambers | | | | | | | | | | | | | |
|----------------------|-------------|--------------|---------------------|---------------------|-----------------|------------|------------|-----------------------------------------|--------------|-----------------------|--------------------|-----------------|---------------------------|
| Foul Water | | | | | | | | | | | | | |
| Ref | Cover Level | Invert Level | Depth to Invert (m) | Depth to Soffit (m) | Diameter (mm) Ø | Cover Type | Cover Size | Restricted Access Inset for depths >1.2 | Chamber Type | Lateral Diameter (mm) | Lateral Length (m) | D/Stream Invert | Lateral Gradient (1 in 7) |
| 01 | 160.500 | 157.100 | 3.400 | 3.250 | 1200 | D400 | 600x600 | N/A | Type A | 150 | 4.5 | 157.000 | 45.0 |
| 02 | 160.600 | 157.700 | 2.900 | 2.750 | 450 | B125 | 450x450 | 350x350 | Type D | 150 | 9.0 | 156.800 | 10.0 |
| 03 | 160.200 | 157.250 | 2.950 | 2.800 | 450 | B125 | 450x450 | 350x350 | Type D | 150 | 4.5 | 156.800 | 10.0 |

Demarcation Chambers to be WAVIN OSMA ULTRARIB POLYPROPYLENE Inspection Chambers
 Demarcation chambers to be constructed as a TYPE A, B or C manhole if depth to soffit exceeds 3.0m
 Lateral Drains to be WAVIN OSMA ULTRARIB UPVC Pipes
 Demarcation chambers located in non trafficked areas then 150mm granular bed and surround required
 Demarcation chambers located in single private drives to receive 150mm Gen3 concrete bed and surround will be required
 Access Opening restricted to 350mm Ø or 350 x 350mm if depth to soffit is greater than 1.2m
 DEMARCATION CHAMBERS AND LATERAL DRAINS TO BE ADOPTED

ADDITIONAL INFORMATION
 KIRKLEES COUNCIL REQUEST THAT A "CONSTRUCTION COMPLIANCE CERTIFICATE" TOGETHER WITH "AS BUILT" DRAWINGS ARE SUBMITTED UPON THE COMPLETION OF THE WORKS. IN ADDITION, ALL REFERENCES TO "KITEMARK" MUST BE ACCOMPANIED WITH THE CORRESPONDING BRITISH STANDARD FOR THEM TO BE MEANINGFUL AND RELEVANT.

KIRKLEES COUNCIL (LLFA) NOTES:
 ANY UNRECORDED WATERCOURSES OR SPRINGS FOUND ON SITE SHOULD BE IDENTIFIED TO KIRKLEES COUNCIL. paul.farndale@kirklees.gov.uk IMMEDIATELY WITH PROPOSALS FOR THE MANAGEMENT INCLUDING THE COLLECTION OR DIVERSION OF SUCH FEATURES.
 THERE ARE NO LAND DRAINAGE FEATURES PRESENT ON SITE.
 THERE ARE NO PRIVATE PIPES OR LOCATED CLOSE TO THE SECTION 38 HIGHWAY BOUNDARY IN CONNECTION WITH LAND DRAINAGE OR UNADAPTABLE SUDS FEATURES THAT REQUIRE MAINTAINING BY THIRD PARTIES.
 A CONSTRUCTION PHASE SURFACE WATER MANAGEMENT STRATEGY WILL BE REQUIRED TO BE APPROVED BY KIRKLEES COUNCIL.

| MANHOLE SCHEDULE | | | | | |
|------------------------|-------------|--------------|--------------|------------|------------|
| FP McCann STORAGE TANK | | | | | |
| Ref | Cover Level | Invert Level | Access Shaft | Cover Type | Cover Size |
| S07 | 159.000 | 156.923 | 1.800Ø | D400 x 2 | 600 x 600 |
| SW01 | 159.150 | 156.967 | 1.800Ø | D400 x 2 | 600 x 600 |
| SW03 | 159.075 | 156.985 | 1.200Ø | D400 | 600 x 600 |
| SW04 | 159.150 | 156.938 | 1.200Ø | D400 | 600 x 600 |
| SW06 | 159.140 | 156.967 | 1.800Ø | D400 x 2 | 600 x 600 |
| SW10 | 159.015 | 156.985 | 1.200Ø | D400 | 600 x 600 |
| SW11 | 159.010 | 156.976 | 1.200Ø | D400 | 600 x 600 |

Refer to FP McCann Detailed Design Drawing for full details

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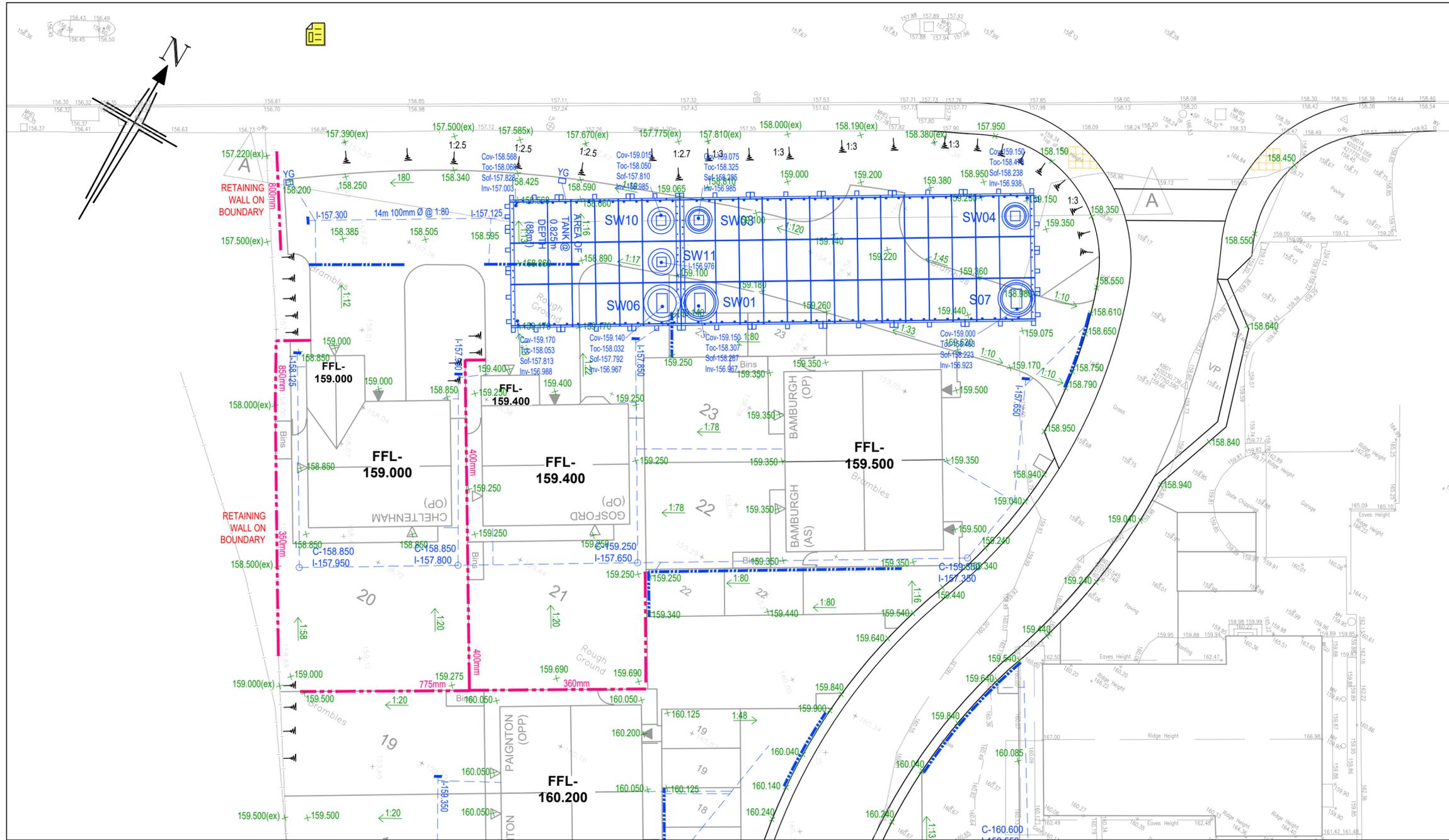
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|------|-------|------------|-----|-----|-----|
| Rev: | Date: | Amendment: | DRN | CHK | APR |
|------|-------|------------|-----|-----|-----|

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Client: Orion Homes

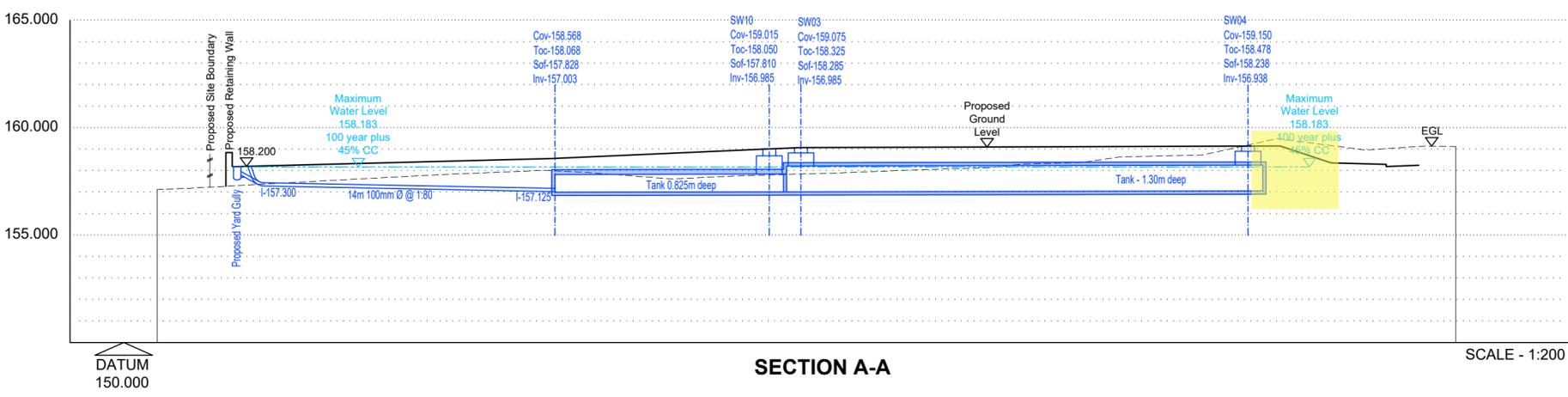
Status:

Scale: 1:200
 Size: A2 - 594 x 420 Drawn: IE Chkd: NB Appvd:

Project: Residential Development,
 Whitehall Road West, Birkenshaw

Title: Surface Water Attenuation Tank
 and External Works

Drawing No: 23/341/EXT/002
 Job No: 23-341
 Revision: 09.06.25



SECTION A-A

SCALE - 1:200

NOTE:
 If 3 or more pipes enter the manhole the ring diameter should be increased to one size greater than that shown on the table

| # Of largest pipe in manhole (mm) | Minimum internal # of manhole (mm) |
|-----------------------------------|------------------------------------|
| Less than 375 | 1200 |
| 375-450 | 1350 |
| 450-700 | 1500 |
| 700-900 | 1800 |

600 x 600 Clear opening ductile iron cover and frame to be BS EN124 & BS 7963 fabricated, class D400 and 150mm deep in highway to class E2.30 bedded on class M1, M2 or epoxy mortar. Approved packing material may be used if required. Manufacturers name to be clearly visible to class E2.7

Class M1, M2 or epoxy mortar bonding to MH cover and frame. (refer to class E2.7)
 Where manholes are located in highway works to stop 100mm below cover level

Cover slab with 600 x 600 access (BS EN124-2002 & BS EN6911-1:2002) fabricated bedded on mortar refer to class E2.30

On manholes less than 1.5m radius, slab not to be used and P.C. steps to concrete up to cover slab refer to class E2.30

Main concrete to manhole to have a minimum GC Class of C21 (As confirmed by laboratory testing) & a minimum compressive strength of C16/20. Refer to Class E4.1

Galvanized mild steel and plastic encapsulated ductile step rings to be Type D Class 1 complying to BS EN 13101:2002 at 250mm centres

Lifting eyes in concrete to be painted

High strength concrete topping to be brought up to a dense smooth face neatly sloped and finished to all bench connections (min thickness 20mm)

Box out to be provided in bedding of cover greater than 600mm dia. for access to invert (750mm box out with between min 75mm and max 375mm height bedding)

Construction joint
 In situ C21 concrete in accordance with E4.1 and BRE Special Digest 1
 Joints to be formed using dressed pieces

Cover and frame to be set on an Class B prepared bedding minimum 2 courses / minimum 4 courses of PCC cover and frame setting rings if required. Minimum 300mm from road level to bedding slab required by highway authority.

675mm max to first step
 corbel slab in accordance with class E2.30.2

Precast concrete manhole sections and cover slab to be bedded on mortar, proprietary bitumen or resin mortar render. Refer to class E2.29

Precast concrete manhole sections to BS EN 1917 & BS 5911-3. Chamber wall to be minimum 120mm

150mm concrete outward

Bedding slope to be 1:10 to 1:30

Distance between top of pipe and underside of precast section to be min 50mm to max 300mm

The bottom precast section to be built into base concrete min 75mm

225mm to barrel of pipe

