Drawing Notes

This drawing is based on the following sources of information, and must be checked and reviewed against all project information.

- Site layout by AHJ Architects ref: 2539-D-20-002 Rev C
- OS tiles contained within the site layout
- Tree Root Protection Zones contained with the site layout.
- Topographic survey by LMS Geomatics Engineering Ltd ref: LMS0221_PPJ_TS_01A
- Site entrance drawing by Bryan G Hall ref: 18-412-SKH-001 Rev K BOUND
- Existing manhole invert levels as provided by the client.

Surface Water Management Notes

This drawing should be read in conjunction with contractors' construction management plan and section 6.6 'drainage during construction' of the flood risk assessment.

Drainage is typically an early activity in the construction of a development, taking form during the earthworks phase. However, the connection of piped drainage system to suds components should not take place until the end of construction works, unless a robust strategy for silt removal prior to occupation of the site is implemented.

Silt-laden runoff from construction sites represents a common form of waterborne pollution and cannot enter suds components not specifically designed to manage this, as it can overwhelm the system and pollute receiving water features. Any gullies and piped systems should be capped off during construction and fully jetted and cleaned prior to connection to suds components.

The three principal aspects of drainage during construction are conveying runoff, controlling runoff and trapping sediments.

Conveyance of runoff can be achieved through small ditches / swales, channels and drains. Runoff control measures should be implemented to ensure that runoff does not overwhelm the temporary drainage system causing flooding on site or elsewhere.

Control of runoff can be achieved through perimeter ditches or appropriate grading to ensure that any runoff from the construction site stays on site. Runoff rates leaving the site should be managed so they do not exceed pre-development conditions.

Construction runoff should be directed to dedicated infiltration basins with adequate upstream sediment and pollution control such as sediment basins, silt fences and straw bales prior to infiltration or off-site discharge.

Additional conveyance, control and treatment measures should be installed as needed during grading. Slope stability needs to be considered when using open water features to convey, control and treat runoff across the site. Any necessary surface stabilisation measures should be applied immediately on all disturbed areas where construction work is either delayed or incomplete.

Maintenance inspections should be performed weekly, and maintenance repairs should be made immediately after periods of rainfall.

All drainage infrastructure (namely underground features) must be protected from damage by construction traffic and heavy machinery through the implementation of measures such as protective barriers and storing construction materials away from the drainage infrastructure.

Slope Arrows Table

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	5.00%	
2	5.00%	7.50%	
3	7.50%	10.00%	
4	10.00%	12.50%	
5	12.50%	25.00%	
6	25.00%	50.00%	
7	50.00%	100.00%	
8	100.00%	200.00%	

Key

- Indicative Site Boundary
- Indicative Ownership Boundary
- Existing Tree RPA as per Arboricultural report. All existing trees to be removed except those in indicated as retained. All planting to be min 5m away from drainage assets, unless specialist protection provided.

Combined Water Drainage Legend

(Dimensions are approx. internal sizes).

- Existing Combined Water Sewer
- New Combined Water Demarcation Chamber 450mm dia. polypropylene up to 3000mm deep.
- New Combined Water Lateral 150Ø unless otherwise stated.
- Silt Fence
- 1m high bund.

Bunded area 1m high with silt fence in front.

Treated water (processed by silt buster or similar) pumped into C1 at controlled discharge rate no greater than existing rates.

Silt fencing or regradinng works direct water towards bund.

Drainage at site entrance to be installed at earliest opportunity and convey runoff towards site. See drawing PV2511-APP-92-XX-DR-C-2500 Drainage Plan for site drainage proposals. Pump and silt buster may be required.

CL: 130.54
IL: 127.78

CL: 124.977
*IL: 122.424

CL: 124.23
IL: 121.47

1500

4500

Rev	Details	Author & Date	Checked & Date	Approved & Date
P01	FIRST ISSUE	MA 29/09/25	SA 29/09/25	SA 29/09/25

align PROPERTY PARTNERS

Client: PPJ Developments

Project Name: Land rear of 23-43 Moor Lane, Gomersal, Cleckheaton, BD19 4LF

Drawing Title: Surface Water Management Plan

Purpose: S3 - For Comment

Scale	Drawn	Checked	Approved
1:250	MA	SA	SA
Original Size	Date	Date	Date
A1	29/09/2025	29/09/2025	29/09/2025

Drawing Number: PV2511-APP-92-XX-DR-C-2501 Rev. P01

PV2511-APP-92-XX-DR-C-2500 Surface Water Management Plan.dwg