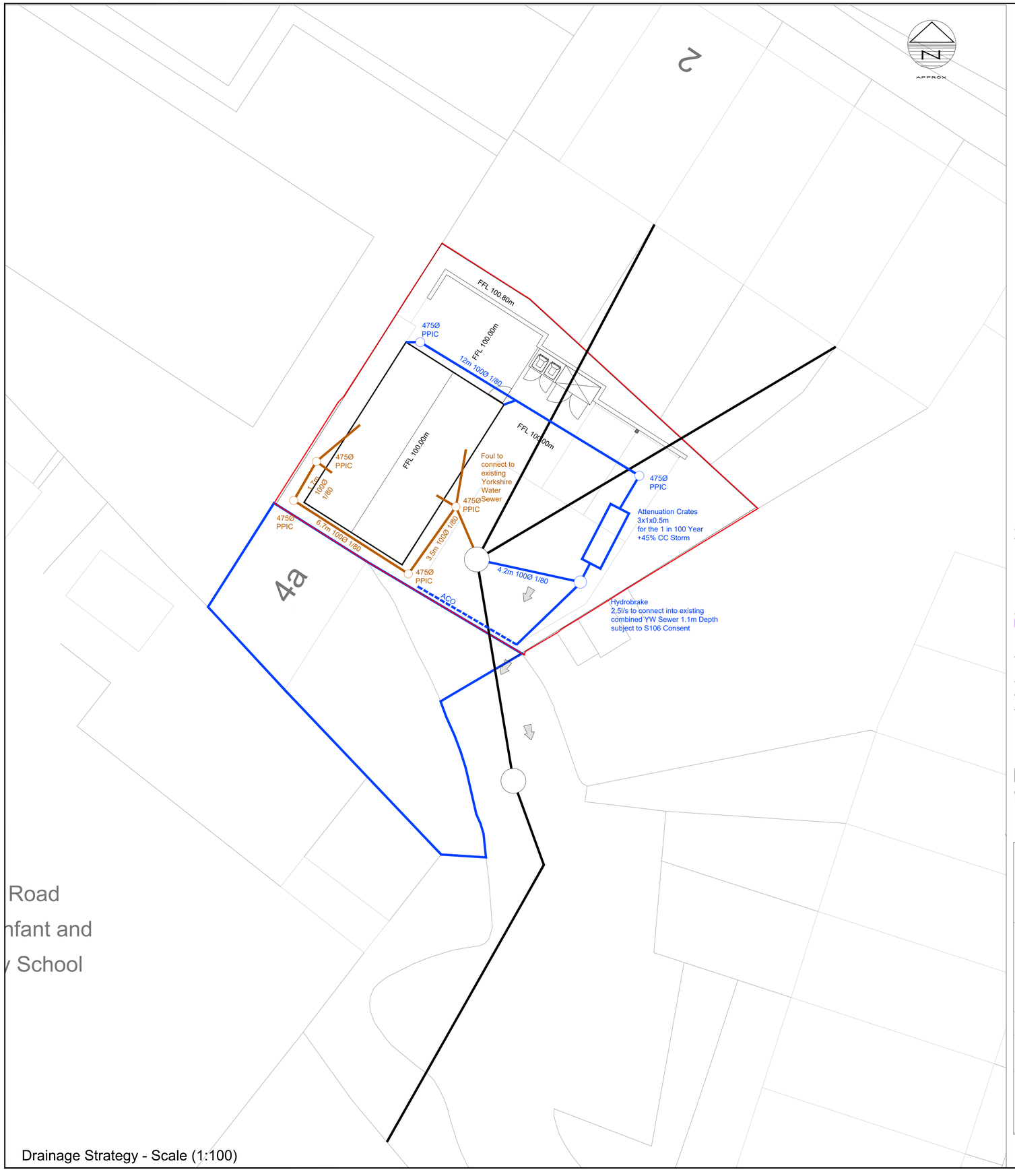
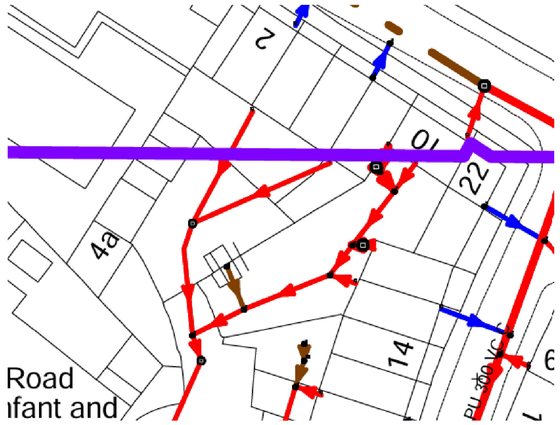


Drainage Strategy - Scale (1:100)

Key

- Proposed Surface Water Drainage
- Proposed Foul Water Drainage
- Existing Sewer
- Overland Flood Route

RWP AND SVP/FOUL CONNECTIONS ARE SUBJECT TO FINAL CONFIRMATION BY ARCHITECT



Yorkshire Water Records

Proposed Impermeable Area Plan - Scale (1:200)

This drawing is copyright of DART Engineers Ltd and must not be copied or reproduced in any way without written consent.

1. Do not scale off this drawing
2. This Drawing is for planning purposes only and should not be used as a construction drawing

Status: PRELIMINARY

No.	Revision	Date	Drwn
P1	FIRST REVISION	24.11.25	RT

Drainage Strategy

The site is located within flood zone 1 with a low risk of flooding from rivers or the sea and is less than 1 hectare, therefore a site specific flood risk assessment should not be required.

The existing site is a brownfield, however there is no positive drainage. Therefore, the minimum outlet of the flow control is 75mm. To achieve this the surface water system has been restricted to 2.5l/s.

NPPF guidelines require that surface water arising from a developed site should as far as practicable be managed in a sustainable manner to mimic the surface water flows arising from the site prior to development.

Soakaway Testing was undertaken and proven unviable, there are also no watercourses nearby so it is our proposal to follow the Suds hierarchy and connect to sewer which is present on site

Surface Water:

Flow restriction 2.5l/s will be achieved using a 75mm Hydrobrake.
Product Code - **CTL-SHE-0075-2500-1000-2500**

The proposed impermeable area is 120m^2 including 10% urban creep, please refer to impermeable area plan. Based on a flow restriction of 2.5l/s and modeling using Causeway Flow software the attenuation requirement for a peak return period of 1 in 100 year plus 45% climate change is 1.5m^3.

Attenuation for the proposed impermeable area of 120m^2 to be provided via 1 x geo-cellular tank,3x1x0.5m deep = 1.5m^3.

Surface water from the proposed site will connect into the existing Yorkshire Water sewer subject to S106 consent

Foul Water:

Foul water from the proposed site will connect into the existing Yorkshire Water sewer subject to S106 consent

Maintenance:

To be managed and maintained by the property owner, please refer to Dart Engineers Schedule for actions

DART ENGINEERS LTD
CIVIL AND STRUCTURAL ENGINEERING

CONTACT
e: andy@dart-engineers.com
e: rob@dart-engineers.com
t: 01837 339827
w: www.dart-engineers.com

CLIENT: Stoddart Architecture

PROJECT: Bridge Street Batley

DRAWING TITLE: Drainage Strategy

Drawn	Chkd	Date	Scale
RT	AD	24.11.25	1/100
Sheet Size	Drawing No.		Revision
A1	25636-DR-C-0100		P1