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Technical Note: 001a
Date:28th July 2025
Site: Commercial Development Firths Yard, Mill Road, Dewsbury
Reference:2024/3146

Drainage Design

Existing Runoff

The site is a mixture of building and paved access road and yard areas which appear to drain into the public foul sewer within the site. The total roofed and paved area within the site is approximately 1016m² (1.02ha).

There are public sewers within and adjacent to the site within Mill Road could be accessible for either the surface water or foul drainage. See sewer plan at Appendix A.

The Modified Rational Method has been used to estimate the existing runoff from the site. See calculation sheet at Appendix B. A 1 year rate of 12l/s has been estimated. A 30% reduction for betterment has been applied which gives a restricted discharge of 8.4l/s.

Proposed Drainage Strategy

The proposed development will have a roofed and paved area of 0.12 hectares.

The discharge from the site into the adjacent public surface water sewer will be restricted to 8.4l/s.

The proposed drainage layout is provided at Appendix D.

An assessment of the required balance volume for a roofed and paved area of 0.102 hectares with a control discharge rate of 8.4l/s. Using WinDes Source Control software developed by Microdrainage the required tank sizing has been calculated for the 1 in 100 year plus climate change (40%) event at 32m³. A tank 40m² by 0.8m deep is proposed.

Reference should be made to Appendix E where the calculation sheets are provided. The drainage strategy drawing provided at Appendix D shows the location of the crate tank.

Adoption & Maintenance

The piped drainage, tank system and control manhole within the site will be the responsibility of the landowner. This will also include the pipes and manholes.

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Tank Maintenance

Following construction regular inspection is recommended. The main concern is to reduce the level of siltation entering the tank and as such a catchpit manhole should be located directly upstream of the tank to intercept any silt being washed down the surface water system. It is recommended that this manhole is lifted and inspected on a monthly basis and any silt located in the bottom removed. Furthermore the location of the tank within the site should be clearly marked on a plan. This area should also be inspected for any deformation of the topsoil/pavement which could indicate settlement or failure. A log book should be completed which will show the inspection and maintenance history of the system. The log book, site plan and construction check list should form maintenance manual for the system. The maintenance plan has been tabulated below and will be the responsibility of the appointed management company.

Maintenance Schedule	**Required action**	**Frequency**
Monitoring	Inspect catchpit manhole for silt and debris	Monthly
	Inspect tank locations for ground deformation	3 monthly
	Inspect tank for silt buildup	6 monthly
Regular Maintenance	Litter and debris removal from road gullies	Monthly
	Remove silt and debris from catchpit manholes	Monthly
Occasional Maintenance	Remove silt from tank	6 monthly
Remedial actions	Repair deformation of topsoil once settlement stopped	As required
	Repair deformation of paved areas once settlement stopped	As required

Foul Drainage

There is a public foul sewer which runs through the site eventually discharging into the public sewer within Mill Road to the east of the site. A build over agreement has been provide by Yorkshire Water The agreement is shown at Appendix D.

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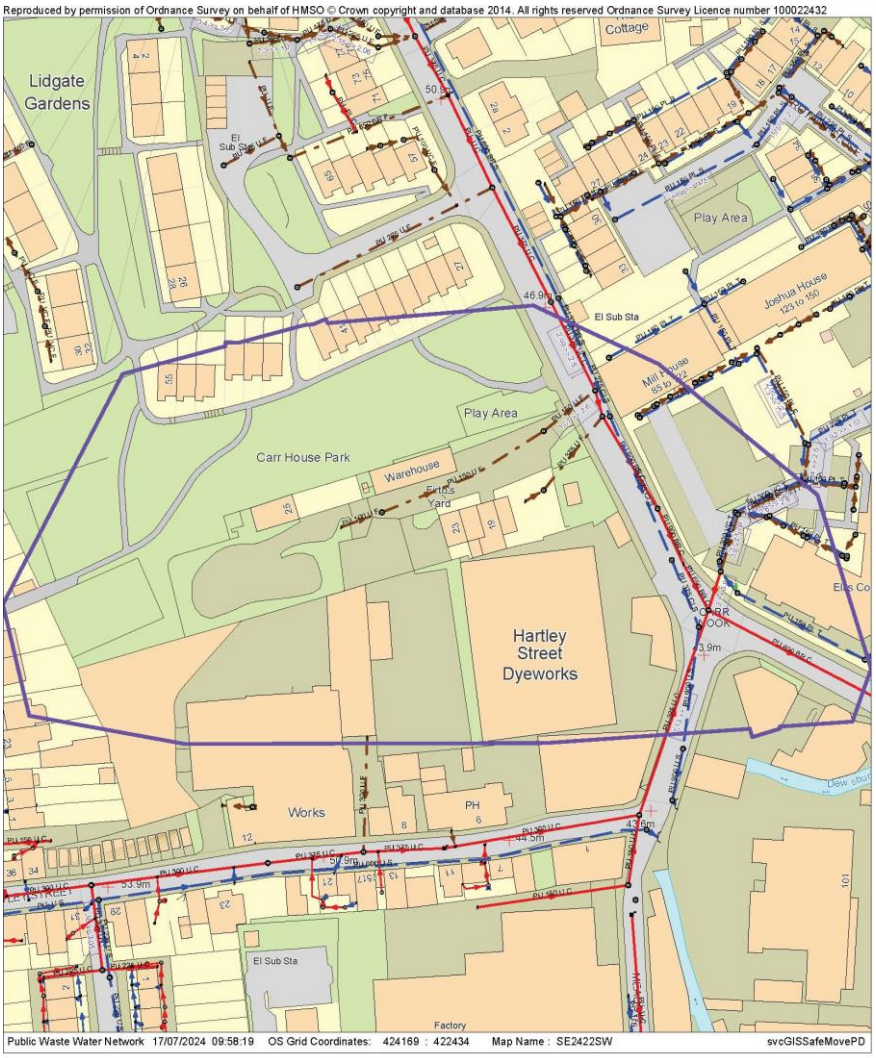
APPENDIX A – Sewer Plan



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Technical Note: 001a
Date:28th July 2025
Site: Commercial Development Firths Yard, Mill Road, Dewsbury
Reference:2024/3146

APPENDIX B – Existing Runoff Calculation

Modified Rational Method

Length (m)	61	m
Area (ha)	0.102	Ha
Max Height	48.1	mAOD
Min Height	45.3	mAOD
DeltaH	2.9	
Slope (%)	4.66	
Te (mins)	8.44	mins
ARF	0.999	
SAAR	664.000	mm
UCWI	80	mm
PIMP	100.0	%
SOIL	0.30	
Percentage Runoff PR	75.94	
DEEPSTOR	0.34	

Cv	0.7594	
Cr	1.3	
allowable outflow		
1 year	12.00	l/s

Return Period flood 1 years
Post Development Rainfall 2 years

Rainfall Duration (hours)	Rainfall Duration (days)	Rainfall Depth (mm)	Effective Depth (mm)	Rainfall Intensity (mm/hr)	FLOW (l/s)	FLOW (l/s/ha)
0.14	0.006	6	5.9	42.9	12.0	117.6
0.25	0.010	6.83	6.7	27.3	7.6	75.0
0.5	0.021	8.88	8.8	17.8	5.0	48.7
0.75	0.031	10.34	10.2	13.8	3.9	37.8
1	0.042	11.51	11.4	11.5	3.2	31.6
1.25	0.052	12.5	12.3	10.0	2.8	27.4
1.5	0.063	13.37	13.2	8.9	2.5	24.5
1.75	0.073	14.15	14.0	8.1	2.3	22.2
2	0.083	14.87	14.7	7.4	2.1	20.4
2.25	0.094	15.52	15.3	6.9	1.9	18.9
2.5	0.104	16.14	15.9	6.5	1.8	17.7
2.75	0.115	16.71	16.5	6.1	1.7	16.7
3	0.125	17.25	17.0	5.8	1.6	15.8
3.25	0.135	17.77	17.5	5.5	1.5	15.0
3.5	0.146	18.25	18.0	5.2	1.5	14.3
3.75	0.156	18.72	18.5	5.0	1.4	13.7
4	0.167	19.17	18.9	4.8	1.3	13.2
4.25	0.177	19.6	19.3	4.6	1.3	12.7

Modified Rational Method

Length (m)	61	m
Area (ha)	0.102	Ha
Max Height	48.1	mAOD
Min Height	45.3	mAOD
DeltaH	2.9	
Slope (%)	4.66	
Te (mins)	8.44	mins
ARF	0.999	
SAAR	664.000	mm
UCWI	80	mm
PIMP	100.0	%
SOIL	0.30	
Percentage Runoff PR	75.94	
DEEPSTOR	0.34	

Cv	0.7594	
Cr	1.3	
allowable outflow		
30 year	28.69	l/s

Return Period flood 30 years
Post Development Rainfall 50 years

Rainfall Duration (hours)	Rainfall Duration (days)	Rainfall Depth (mm)	Effective Depth (mm)	Rainfall Intensity (mm/hr)	FLOW (l/s)	FLOW (l/s/ha)
0.2	0.008	20.5	21.2	102.5	28.7	281.3
0.25	0.010	21.94	21.7	87.8	24.6	240.9
0.5	0.021	26.91	26.6	53.8	15.1	147.7
0.75	0.031	30.27	29.9	40.4	11.3	110.8
1	0.042	32.88	32.5	32.9	9.2	90.2
1.25	0.052	35.05	34.6	28.0	7.8	77.0
1.5	0.063	36.92	36.4	24.6	6.9	67.6
1.75	0.073	38.57	38.1	22.0	6.2	60.5
2	0.083	40.06	39.5	20.0	5.6	55.0
2.25	0.094	41.42	40.9	18.4	5.2	50.5
2.5	0.104	42.67	42.1	17.1	4.8	46.8
2.75	0.115	43.83	43.3	15.9	4.5	43.7
3	0.125	44.92	44.3	15.0	4.2	41.1
3.25	0.135	45.94	45.4	14.1	4.0	38.8
3.5	0.146	46.91	46.3	13.4	3.8	36.8
3.75	0.156	47.82	47.2	12.8	3.6	35.0
4	0.167	48.7	48.1	12.2	3.4	33.4
4.25	0.177	49.53	48.9	11.7	3.3	32.0

Modified Rational Method

Length (m)	61	m
Area (ha)	0.102	Ha
Max Height	48.1	mAOD
Min Height	45.3	mAOD
DeltaH	2.9	
Slope (%)	4.66	
Te (mins)	8.44	mins
ARF	0.999	
SAAR	664.000	mm
UCWI	80	mm
PIMP	100.0	%
SOIL	0.30	
Percentage Runoff PR	75.94	
DEEPSTOR	0.34	

Cv	0.7594	
Cr	1.3	
allowable outflow		
100 year	40.59	l/s

Return Period flood 100 years
Post Development Rainfall 140 years

Rainfall Duration (hours)	Rainfall Duration (days)	Rainfall Depth (mm)	Effective Depth (mm)	Rainfall Intensity (mm/hr)	FLOW (l/s)	FLOW (l/s/ha)
0.2	0.008	29	28.6	145.0	40.6	397.9
0.25	0.010	30.89	30.5	123.6	34.6	339.1
0.5	0.021	37.24	36.8	74.5	20.8	204.4
0.75	0.031	41.47	40.9	55.3	15.5	151.8
1	0.042	44.73	44.2	44.7	12.5	122.8
1.25	0.052	47.41	46.8	37.9	10.6	104.1
1.5	0.063	49.72	49.1	33.1	9.3	91.0
1.75	0.073	51.74	51.1	29.6	8.3	81.1
2	0.083	53.56	52.9	26.8	7.5	73.5
2.25	0.094	55.21	54.5	24.5	6.9	67.3
2.5	0.104	56.73	56.0	22.7	6.4	62.3
2.75	0.115	58.14	57.4	21.1	5.9	58.0
3	0.125	59.45	58.7	19.8	5.5	54.4
3.25	0.135	60.69	59.9	18.7	5.2	51.2
3.5	0.146	61.85	61.1	17.7	4.9	48.5
3.75	0.156	62.95	62.1	16.8	4.7	46.1
4	0.167	64	63.2	16.0	4.5	43.9
4.25	0.177	65	64.2	15.3	4.3	42.0

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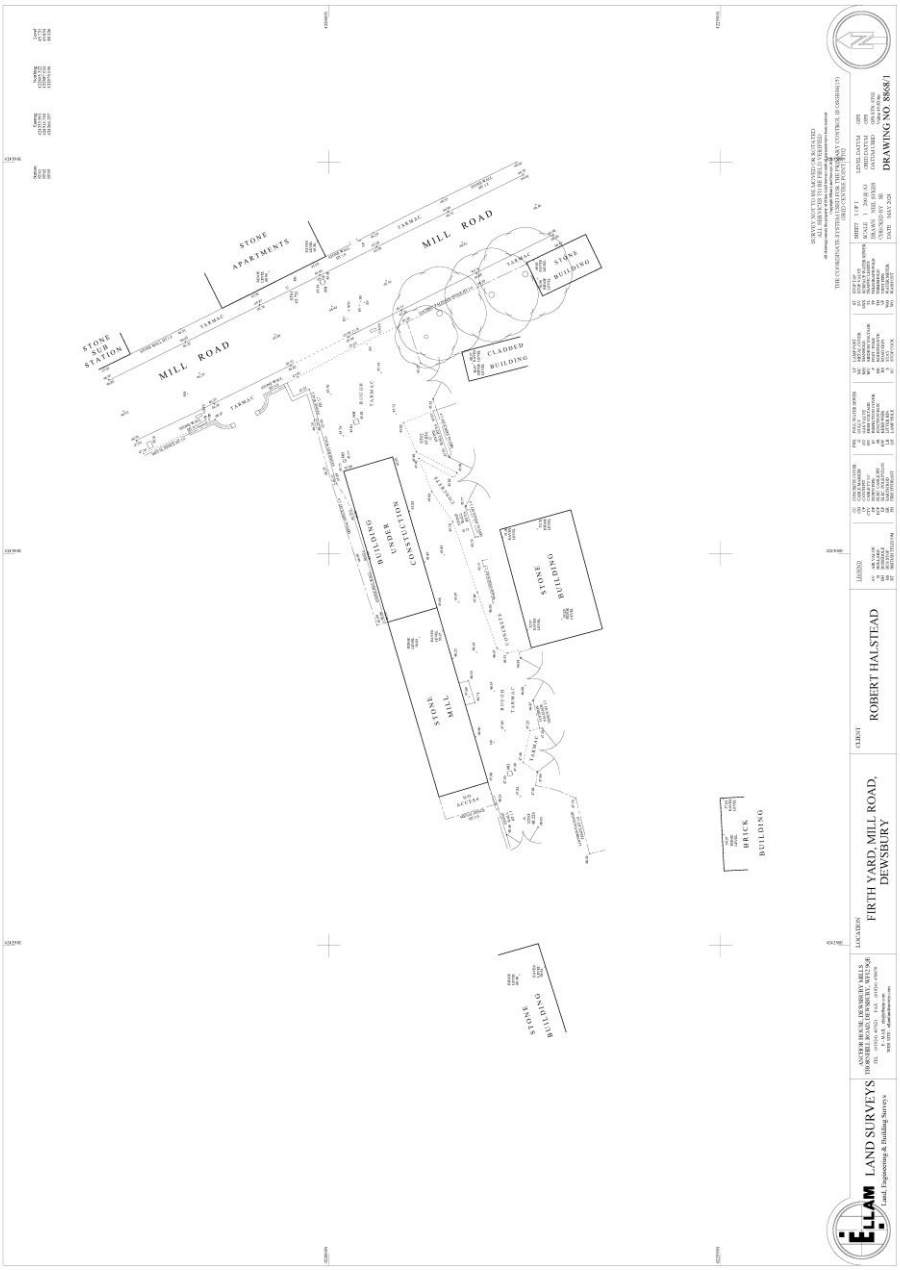
Technical Note: 001a
Date:28th July 2025
Site: Commercial Development Firths Yard, Mill Road, Dewsbury
Reference:2024/3146

APPENDIX C – Existing Site Plan



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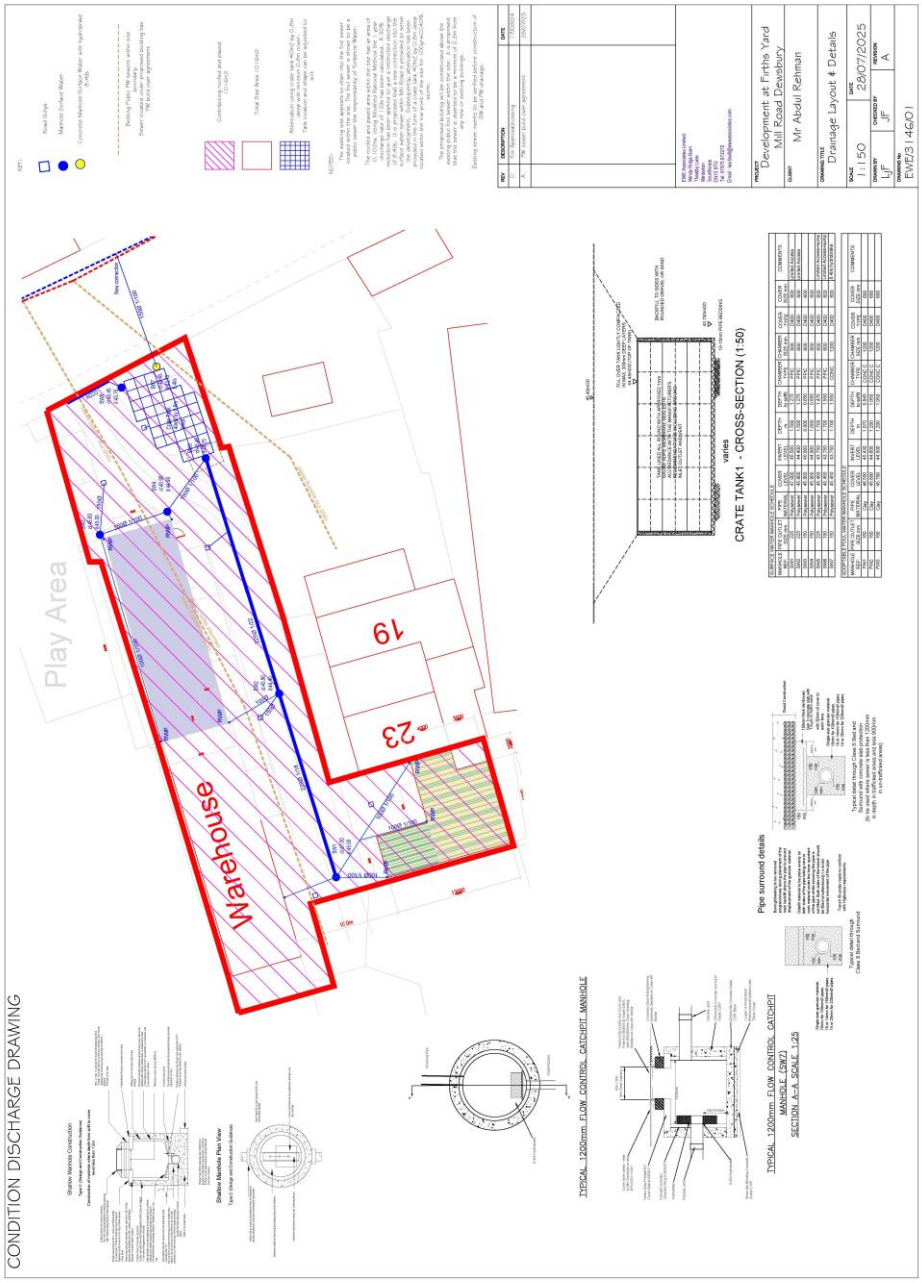
APPENDIX D – Drainage Drawing



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Technical Note: 001a
Date:28th July 2025
Site: Commercial Development Firths Yard, Mill Road, Dewsbury
Reference:2024/3146

APPENDIX E – WINDES 100yr+CC40% Calculations

EWE Associates Ltd		Page 1
Windy Ridge Barn Thealby Lane Winterton DN15 9TG		Micro Drainage
Date 06/09/2024 09:11	Designed By Lea	
File 100yr+CC40% tank ...	Checked By	
Micro Drainage	Source Control W.12.4	

Summary of Results for 100 year Return Period (+40%)

Half Drain Time : 42 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
15 min Summer	44.701	0.701	0.0	7.1	7.1	26.6	O K
30 min Summer	44.737	0.737	0.0	7.2	7.2	28.0	O K
60 min Summer	44.726	0.726	0.0	7.2	7.2	27.6	O K
120 min Summer	44.664	0.664	0.0	7.0	7.0	25.2	O K
180 min Summer	44.595	0.595	0.0	7.0	7.0	22.6	O K
240 min Summer	44.529	0.529	0.0	7.0	7.0	20.1	O K
360 min Summer	44.402	0.402	0.0	7.0	7.0	15.3	O K
480 min Summer	44.272	0.272	0.0	7.0	7.0	10.3	O K
600 min Summer	44.206	0.206	0.0	6.9	6.9	7.8	O K
720 min Summer	44.177	0.177	0.0	6.5	6.5	6.7	O K
960 min Summer	44.151	0.151	0.0	5.6	5.6	5.7	O K
1440 min Summer	44.124	0.124	0.0	4.4	4.4	4.7	O K
2160 min Summer	44.105	0.105	0.0	3.3	3.3	4.0	O K
2880 min Summer	44.094	0.094	0.0	2.8	2.8	3.6	O K
4320 min Summer	44.079	0.079	0.0	2.0	2.0	3.0	O K
5760 min Summer	44.070	0.070	0.0	1.6	1.6	2.6	O K
7200 min Summer	44.064	0.064	0.0	1.3	1.3	2.4	O K
8640 min Summer	44.059	0.059	0.0	1.1	1.1	2.2	O K

Storm Event	Rain (mm/hr)	Time-Peak (mins)
15 min Summer	163.898	17
30 min Summer	96.687	30
60 min Summer	57.038	46
120 min Summer	33.648	80
180 min Summer	24.711	114
240 min Summer	19.850	148
360 min Summer	14.577	214
480 min Summer	11.710	266
600 min Summer	9.880	316
720 min Summer	8.599	374
960 min Summer	7.050	492
1440 min Summer	5.329	734
2160 min Summer	4.028	1100
2880 min Summer	3.302	1464
4320 min Summer	2.369	2192
5760 min Summer	1.871	2920
7200 min Summer	1.559	3664
8640 min Summer	1.342	4360

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Technical Note: 001a
Date:28th July 2025
Site: Commercial Development Firths Yard, Mill Road, Dewsbury
Reference:2024/3146

EWE Associates Ltd		Page 2
Windy Ridge Barn Thealby Lane Winterton DN15 9TG		Micro Drainage
Date 06/09/2024 09:11	Designed By Lea	
File 100yr+CC40% tank ...	Checked By	
Micro Drainage	Source Control W.12.4	

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
10080 min Summer	44.056	0.056	0.0	1.0	1.0	2.1	O K
15 min Winter	44.792	0.792	0.0	7.5	7.5	30.1	O K
30 min Winter	44.846	0.846	0.0	7.8	7.8	32.0	O K
60 min Winter	44.824	0.824	0.0	7.7	7.7	31.3	O K
120 min Winter	44.730	0.730	0.0	7.2	7.2	27.8	O K
180 min Winter	44.625	0.625	0.0	7.0	7.0	23.8	O K
240 min Winter	44.524	0.524	0.0	7.0	7.0	19.9	O K
360 min Winter	44.293	0.293	0.0	7.0	7.0	11.1	O K
480 min Winter	44.184	0.184	0.0	6.7	6.7	7.0	O K
600 min Winter	44.155	0.155	0.0	5.8	5.8	5.9	O K
720 min Winter	44.139	0.139	0.0	5.1	5.1	5.3	O K
960 min Winter	44.121	0.121	0.0	4.2	4.2	4.6	O K
1440 min Winter	44.102	0.102	0.0	3.2	3.2	3.9	O K
2160 min Winter	44.087	0.087	0.0	2.4	2.4	3.3	O K
2880 min Winter	44.079	0.079	0.0	2.0	2.0	3.0	O K
4320 min Winter	44.067	0.067	0.0	1.4	1.4	2.5	O K
5760 min Winter	44.060	0.060	0.0	1.1	1.1	2.3	O K
7200 min Winter	44.055	0.055	0.0	0.9	0.9	2.1	O K
8640 min Winter	44.051	0.051	0.0	0.8	0.8	1.9	O K

Storm Event	Rain (mm/hr)	Time-Peak (mins)
10080 min Summer	1.183	4984
15 min Winter	163.898	17
30 min Winter	96.687	30
60 min Winter	57.038	48
120 min Winter	33.648	86
180 min Winter	24.711	124
240 min Winter	19.850	158
360 min Winter	14.577	218
480 min Winter	11.710	258
600 min Winter	9.880	314
720 min Winter	8.599	374
960 min Winter	7.050	490
1440 min Winter	5.329	728
2160 min Winter	4.028	1100
2880 min Winter	3.302	1428
4320 min Winter	2.369	2196
5760 min Winter	1.871	2912
7200 min Winter	1.559	3568
8640 min Winter	1.342	4408

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Technical Note: 001a
Date:28th July 2025
Site: Commercial Development Firths Yard, Mill Road, Dewsbury
Reference:2024/3146

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
10080 min Winter	44.048	0.048	0.0	0.7	0.7	1.8	O K

Storm Event	Rain (mm/hr)	Time-Peak (mins)
10080 min Winter	1.183	5088

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Date:28th July 2025
Site: Commercial Development Firths Yard, Mill Road, Dewsbury
Reference:2024/3146

EWE Associates Ltd		Page 4
Windy Ridge Barn Thealby Lane Winterton DN15 9TG		Micro Drainage
Date 06/09/2024 09:11 File 100yr+CC40% tank ...	Designed By Lea Checked By	
Micro Drainage	Source Control W.12.4	

Rainfall Details

Rainfall Model	FEH
Return Period (years)	100
Site Location	424450 422750 SE 24450 22750
C (1km)	-0.024
D1 (1km)	0.349
D2 (1km)	0.420
D3 (1km)	0.291
E (1km)	0.297
F (1km)	2.341
Summer Storms	Yes
Winter Storms	Yes
Cv (Summer)	0.750
Cv (Winter)	0.840
Shortest Storm (mins)	15
Longest Storm (mins)	10080
Climate Change %	+40

Time / Area Diagram

Total Area (ha) 0.102

Time (mins)	Area (ha)
0-4	0.102

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Site: Commercial Development Firths Yard, Mill Road, Dewsbury
Reference:2024/3146

Model Details

Storage is Online Cover Level (m) 45.500

Cellular Storage Structure

Invert Level (m) 44.000 Safety Factor 2.0
Infiltration Coefficient Base (m/hr) 0.00000 Porosity 0.95
Infiltration Coefficient Side (m/hr) 0.00000

Depth (m)	Area (m²)	Inf. Area (m²)	Depth (m)	Area (m²)	Inf. Area (m²)
0.000	40.0	40.0	2.600	0.0	62.8
0.200	40.0	45.1	2.800	0.0	62.8
0.400	40.0	50.1	3.000	0.0	62.8
0.600	40.0	55.2	3.200	0.0	62.8
0.800	40.0	60.2	3.400	0.0	62.8
1.000	0.0	62.8	3.600	0.0	62.8
1.200	0.0	62.8	3.800	0.0	62.8
1.400	0.0	62.8	4.000	0.0	62.8
1.600	0.0	62.8	4.200	0.0	62.8
1.800	0.0	62.8	4.400	0.0	62.8
2.000	0.0	62.8	4.600	0.0	62.8
2.200	0.0	62.8	4.800	0.0	62.8
2.400	0.0	62.8	5.000	0.0	62.8

Hydro-Brake® Outflow Control

Design Head (m) 1.000 Hydro-Brake® Type Md4 Invert Level (m) 44.000
Design Flow (l/s) 8.4 Diameter (mm) 104

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	3.1	1.200	9.3	3.000	14.7	7.000	22.4
0.200	6.9	1.400	10.0	3.500	15.9	7.500	23.2
0.300	6.3	1.600	10.7	4.000	17.0	8.000	24.0
0.400	5.8	1.800	11.4	4.500	18.0	8.500	24.7
0.500	6.1	2.000	12.0	5.000	19.0	9.000	25.4
0.600	6.6	2.200	12.6	5.500	19.9	9.500	26.1
0.800	7.6	2.400	13.1	6.000	20.8		
1.000	8.5	2.600	13.7	6.500	21.6		

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Technical Note: 001a
Date:28th July 2025
Site: Commercial Development Firths Yard, Mill Road, Dewsbury
Reference:2024/3146

APPENDIX F – YW build over agreement

YorkshireWater

Mr Lea Favill
EWE Associates
7 Waveney Close
Burton upon Stather
Scunthorpe
DN15 9DT

1 May 2025

Developer Services
Yorkshire Water
PO Box 52
Bradford
BD3 7YD

T 0345 120 84 82 (Option 1)
Opening hours: 8am–5pm Monday to Friday
Closed weekends and bank holidays
E technical.sewerage@yorkshirewater.co.uk
W www.yorkshirewater.com/developers

Our Ref V769578
Your Ref:

Dear Mr Favill,

Sewer build-over at: Ind. Dev. Mills Yard, Mill Road, Dewsbury, WF13 2HP

Thank you for sending us your completed build-over enquiry and payment. We've completed a desktop study of your proposal regarding the above site and can confirm that we have **no objection in principle** to the proposal detailed in your enquiry.

We're satisfied that your proposed works can go ahead under the supervision of the Building Inspector, as specified in Part H4 of Building Regulations 2010.

Please find additional information and advice in the enclosed **FAQ sheet**. If you have any other questions, you can get in touch with us on the contact details listed above, quoting reference number **V769578**.

Your opinion matters to us
We'd love to hear about your experience with Developer Services.
Would you mind taking 5 minutes to **give us some feedback**?

Yours sincerely,

Tamara Vaughan

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Technical Note: 001a
Date:28th July 2025
Site: Commercial Development Firths Yard, Mill Road, Dewsbury
Reference:2024/3146

Sewer build-over FAQs

1. What requirements do I need to follow when building over or near a public sewer?

If you're building, extending or underpinning a building over, or within 3 metres of, an existing public sewer, you must follow the requirements set out in **Part H4 of Building Regulations 2010**.

Under the H4 requirements:

- You must not build over any public access points, such as manholes, gullies, or inspection chambers.
- You should protect the public sewer from any potential damage during the works, for example by not storing heavy materials over the pipeline.
- Your building foundations should be designed and constructed so that no additional load is placed on the public sewer and its associated assets.
- If the public sewer passes beneath your proposed building foundation wall, you should make sure that there is adequate clearance around the pipeline and that no additional load is placed on the sewer.

Please be aware that the grant of planning approval (if required) may include a condition about your proposed building works. You should therefore also check with the planning authority that you are not in breach of any conditional grant of planning approval.

2. What if my development is exempt from Building Regulations?

Your proposed building works may be exempt from Building Regulations, however we still need you to carry out the work to the standards set out in Part H4 of Building Regulations 2010. This is so we can ensure the sewers and drains are protected during the building works.

3. What if I need to alter or divert the public sewer to progress my building works?

If you need to alter or divert a public sewer and/or its associated assets, you are legally required to apply for our approval under section 185 of the Water Industry Act 1991. Any unauthorised work on a public sewer or disposal main would be considered unlawful.

If a minor alteration is needed, please get in touch with us as soon as possible. We'll send you an **application to make minor alterations to the public sewer** – this is, in effect, a legal agreement that we both sign. This application comes with an upfront fee, which covers the cost of administration, technical assessment, site inspections and provision of a certificate on completion of the works. You would be responsible for arranging the necessary works yourself with a suitably qualified drainage contractor under our supervision. No works should be carried out until the minor alteration agreement has been signed by Yorkshire Water.

Please be advised that the sewerage system is lawfully retained in its existing position and, as the sewerage undertaker, we are entitled to have it remain so without any disturbance in order that we can perform our statutory duties. Any development of the land, or any other action that unacceptably hinders our ability to inspect, maintain, adjust, repair or alter the pipe(s) (as detailed under section 159 of the Act), would be considered unlawful.

YorkshireWater

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Sewer build-over FAQs

4. What if my building proposal includes demolition works?

Under section 111 of the Water Industry Act 1991, it is unlawful to put anything into the public sewer (or into any drain or sewer connected to the public sewer) that is likely to damage the public sewer network, obstruct its flow or interfere with the treatment and disposal of its contents.

If you are planning to carry out demolition works that are likely to affect a public sewer, you will need to apply for a sewer closure: **yorkshirewater.com/developers/sewerage/sewer-closure**. This application comes with an upfront application fee, which covers the cost of administration, technical assessment, site inspections and provision of a certificate on completion of the works.

You will be responsible for arranging the sewer closure work with a suitably qualified drainage contractor under our supervision. You should ensure that any disused sewers or drains that communicate with the public sewer are removed and that the point(s) of connection is sealed.

5. What if I need a new sewer connection?

If you need a new connection to a public sewer, you are legally required to give us at least 21 days' notice by applying under section 106 of the Water Industry Act 1991. You can find the relevant application form at **yorkshirewater.com/developers/sewerage/sewerage-connections**. No works should be carried out on the public sewer network until we have given our approval.

There is an upfront application fee, which covers the cost of processing your application and conducting a technical assessment and inspections. Once we've assessed your application, we'll provide you with either a written acceptance of your proposal or a letter explaining our objections. If we accept your proposal, you are responsible for arranging the connection work yourself with a suitably qualified drainage contractor.

YorkshireWater

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