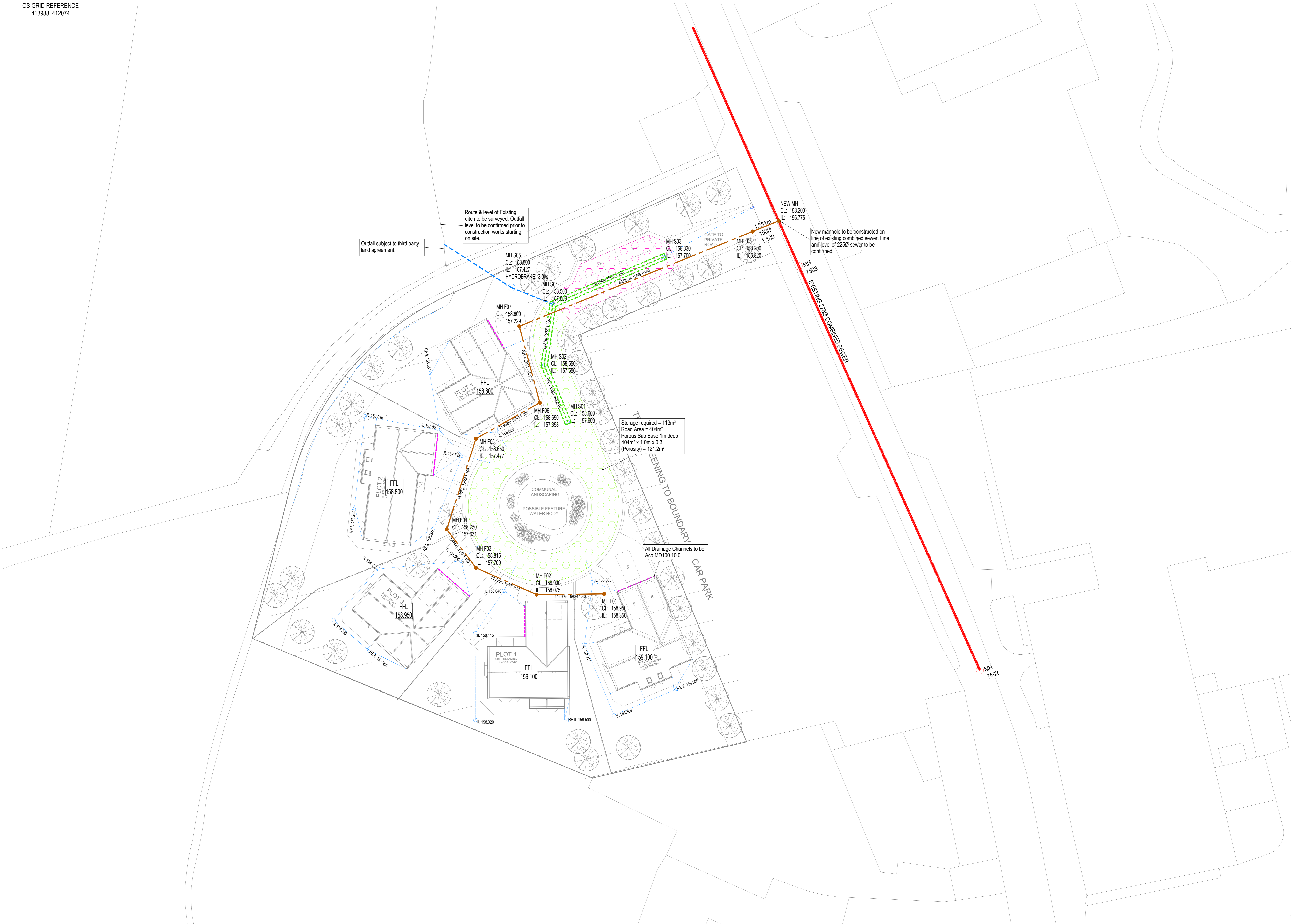
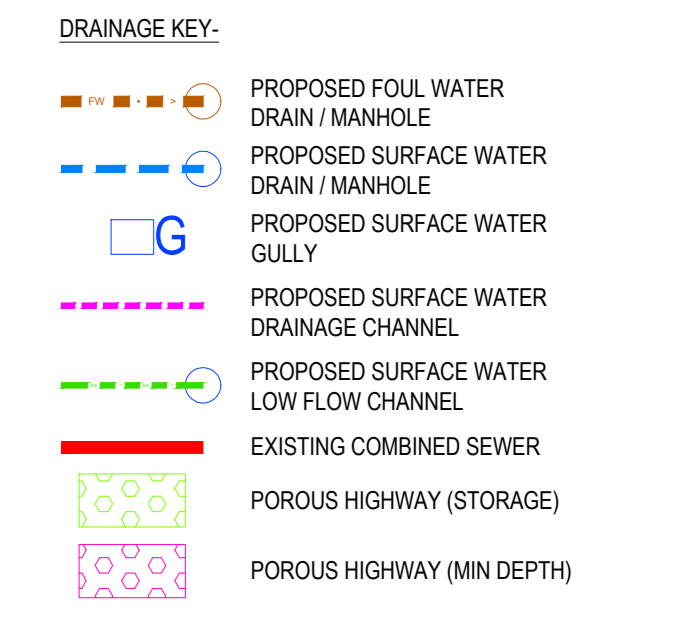




OS GRID REFERENCE
413988, 412074



- Notes:**
- All dimensions & levels to be checked by the contractor prior to commencement of work, any discrepancy shall be reported immediately to AVE Consulting Ltd.
 - All work shall be carried out in accordance with Local Authority, statutory authority, health & safety requirements and regulations.
 - 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.
 - The contractor must ensure the overall stability of the works is adequate at all stages of the construction.
 - The proposed conversion will create a 4-room dwelling. In accordance with Flood and Loads, published by British Water, the domestic foul discharge has been assessed as 300 litres per day.
 - Domestic foul flows from the dwelling are proposed to be collected and conveyed to a package treatment plant with the effluent from the package treatment plant being discharged to ground via a drainage field designed in accordance with BS6027.
 - The foul drainage system is subject to detailed design following planning approval and confirmation of the external level of the proposed dwelling.
 - The package treatment plant is subject to selection of an appropriate supplier and detailed design.
 - The drainage field is subject to detailed design following completion of in situ testing of the infiltration capability of the natural soils in the area of the proposed drainage field.
 - The discharge of treated domestic foul effluent to ground will be subject to a permit from the Environment Agency. The anticipated level of discharge is low enough for a permit through the General Binding Rules, but a full assessment will need to be undertaken to apply for a permit.



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

Foul and Surface Water outfall connection invert levels to be confirmed prior to works commencing on site.

It is assumed that the maintenance of the drainage network will be the responsibility of the landowner of a private network. The landowner may, however, appoint an on-site facilities management team to be responsible for the maintenance.

RWP and SVP locations subject to Above Ground drainage designer approval and sign off.

Location of linear drainage channels & gullies subject to finalised external levels provided by others.

All manholes & inspection chambers located within trafficked areas to have D400 covers.

Surface and Foul water connection to existing public sewers will require a Section 106 applications. Contractor to provide 21 days notice to Yorkshire Water.

FFL to be confirmed by others. Drainage levels subject to FFL confirmation.

PLANNING ISSUE

Rev	Issue	By	TC	Date
P01	Initial Issue	JC	TC	05.03.2025

Client: **ACUMEN**

Project: **Barcliffe Mills, Shelley**

Title: **Proposed Foul & Surface Water Drainage Strategy**

Drawn	Checked	Date	Scale	Original File No
JC	TC	Oct 2025	1:100	AD

Drawing Number: **P4801-01** Rev: **P01**

