CAIRN CROSS

COACH & HORSES, HONLEY

PLANNING CONDITION NO. 15 TEMPORARY SURFACE WATER MANAGEMENT PLAN

Introduction

1. Cairn Cross has received planning approval from Kirklees Council for the development of residential apartments on the land off Eastgate, Honley.

2. The development site is formed by an existing public house and an existing car park that falls on a slope, southwest to northeastern boundary. As part of the surface water arrangements for the development, a surface water attenuation tank is to be constructed with restricted discharge to an existing combined public sewer located to the southeast of the site beyond the development boundary. The surface water outfall is to be restricted to a discharge rate of 10.9/s. The proposed drainage system is shown on the Proposed Foul and Surface Water Drainage Strategy – Drawing No. P4883-01 Rev P01

3. The ground investigation report and percolation testing on site confirms infiltration is not a viable method of disposal for surface water on this site. As a result, surface water will run over the natural soils and existing hardstanding areas during construction, and this has the potential to "pick up" silt and deposits which will pond along the southeastern boundary. Therefore, to construct the works, it will be necessary to prepare a Surface Water Environmental Management Plan, under Condition No. 15 of the Planning Approval, to deal with the surplus water and avoid any contamination to the existing drainage during construction.

4. The demolition and earthworks operation is programmed is to be undertaken outside the winter months so that the effect of any rainfall will, theoretically, be minimised.

5. Avie Consulting have been appointed by Cairn Cross to prepare an appropriate Temporary surface water Plan for submission to the Planning Authority to satisfy the planning approval.

Base Information

6. It is assumed a private drainage system allows discharge of surface water from the existing building and hard paved areas on the site to the public sewer located outside the southeastern boundary.

7. There are no implications of contaminated material, but the problem of silt discharge from the surface water run-off directly into the existing drainage system must be prevented.

Receptors

8. The receptors which need to be considered as part of any Temporary surface water management plan are as follows: -

8.1 Controlled waters, including groundwater.

8.2 Humans, including adjacent residents, general public and construction workers.

8.3 Receivers of waste material generated by the proposed development.

8.4 Road users on Hyde Park Road in relation to skid resistance on the access frontage and the adjacent areas.

Potential Sources of Risk

9. The potential sources of risk which need to be considered as part of any Temporary surface water management plan are as follows: -

9.1 Silt transposed into the public sewer from surface water run-off during the various phases of the construction.

9.2 Possible leaking oils, diesel and petrol from machinery used on the site during construction causing hydrocarbon contamination within the surface water run-off.

9.3 Generation of waste during construction, which could result in airborne pollution, as well as pollution to the ground and potentially to groundwater.

9.4 Mud deposited on the highway from vehicles leaving the site.

Mitigation Measures

General

10. Damping down of the site during dry periods using the on-site hose connected to the existing water supply shall always be available on site during the demolition period. Controlling the emission of dust and dirt to maintain air quality to the surrounding areas and prevent windblown deposition of silt material into the surface water run-off to the watercourse is required throughout the construction works.

11. A jet washing facility will be present on site at the access to the development and a system introduced to ensure that all vehicles are jetted down before leaving the site. If necessary, any surplus contaminated water shall be tankered off site if recycling through the mitigation measures is not possible.

12. As the majority of the works operation will be within the site boundaries, it is unlikely that mud will be deposited on the highway. However, if mud is transported onto the highway, a road sweeper shall be hired for sweeping of Eastgate, as necessary.

13. Surface water run-off shall be prevented from leaving the site by the introduction of bunding, if necessary, along the eastern and southeastern boundary to prevent any surface water contamination being washed into third party land.

14. The excavation of the attenuation tank shall be carried out at an early stage of construction and provide some level of silt control. A grip drain shall be installed to focus runoff into the excavation area. Construction of the surface water outfall early in the construction program will allow temporary surface water runoff to discharge to the public sewer at the agreed pumped discharge rate with the sewerage undertaker. The discharge rate should be no more than 2.5L/s

15. A Condition Survey is to be undertaken of the offsite existing drainage system before commencement and after completion of the works to ensure that there is no obstruction of water flow from the development.

Mitigation Measures in the Event of Failure

16. As part of the Management Plan, a list of emergency contacts should be provided, including Sewerage Undertaker, Emergency/Incident Contact, the Local Land Drainage Authority and the person responsible for the Contractor to ensure site safety on the site. The documents shall be placed at prominent locations within

any site cabin and included in any induction procedures for personnel working on the site. The documents should also be issued to the Police Force if any problems of this nature occur outside working hours.

17. A daily check shall be made of the weather forecast and records noted for any relevant action on the site to accommodate any expected level of rainfall and manage the discharge of surface water off-site.

18. In the event the proposed mitigation measures for silt protection fails and silted waters are seen to be entering the existing drainage system, then the pump shall be switched off and the water system sealed to prevent flow of water off-site.

19. If, during extreme storm, water is flowing over the land and off site to the south, an appropriate bund shall be erected along either or both boundaries to hold the water on site until this can be temporarily pumped back to the holding detention trench. If the system cannot accommodate the additional flow, then the water shall be tankered off-site to a suitable location with facility to deal with the contaminated water.

20. If any unexpected contamination is encountered during the construction phase or any spillage of oil, diesel or petrol unavoidably occurs, then the works shall immediately cease and the pumping of surface water into the watercourse shall be stopped. Notice shall be given to the Environment Agency and the Planning Authority informing them of the situation and the remedial action proposed. For example, in the event of a spillage of oil, petrol or diesel, this will be immediately bunded and the height of any bunding shall be increased to prevent the spillage from overtopping the bund. Sand shall be placed within the contaminated material to reduce its viscosity and prevent it from running over large areas or into third party land. The materials shall then be excavated and removed directly into containers for disposal at a licensed tip facility off-site. All transfer notes and records of the spillage will be recorded for validation purposes.

Summary

21. The proposed Temporary Surface Water Management Plan will need to be approved by the Land Drainage Authority through the planning system, and the plans should be submitted formally in writing for approval prior to implementation on site.

22. Throughout the construction of the development, any changes to the initial setup for Surface Water Management Control shall be submitted formally in writing with appropriate details and plans to the Planning Authority for approval prior to implementation on site.