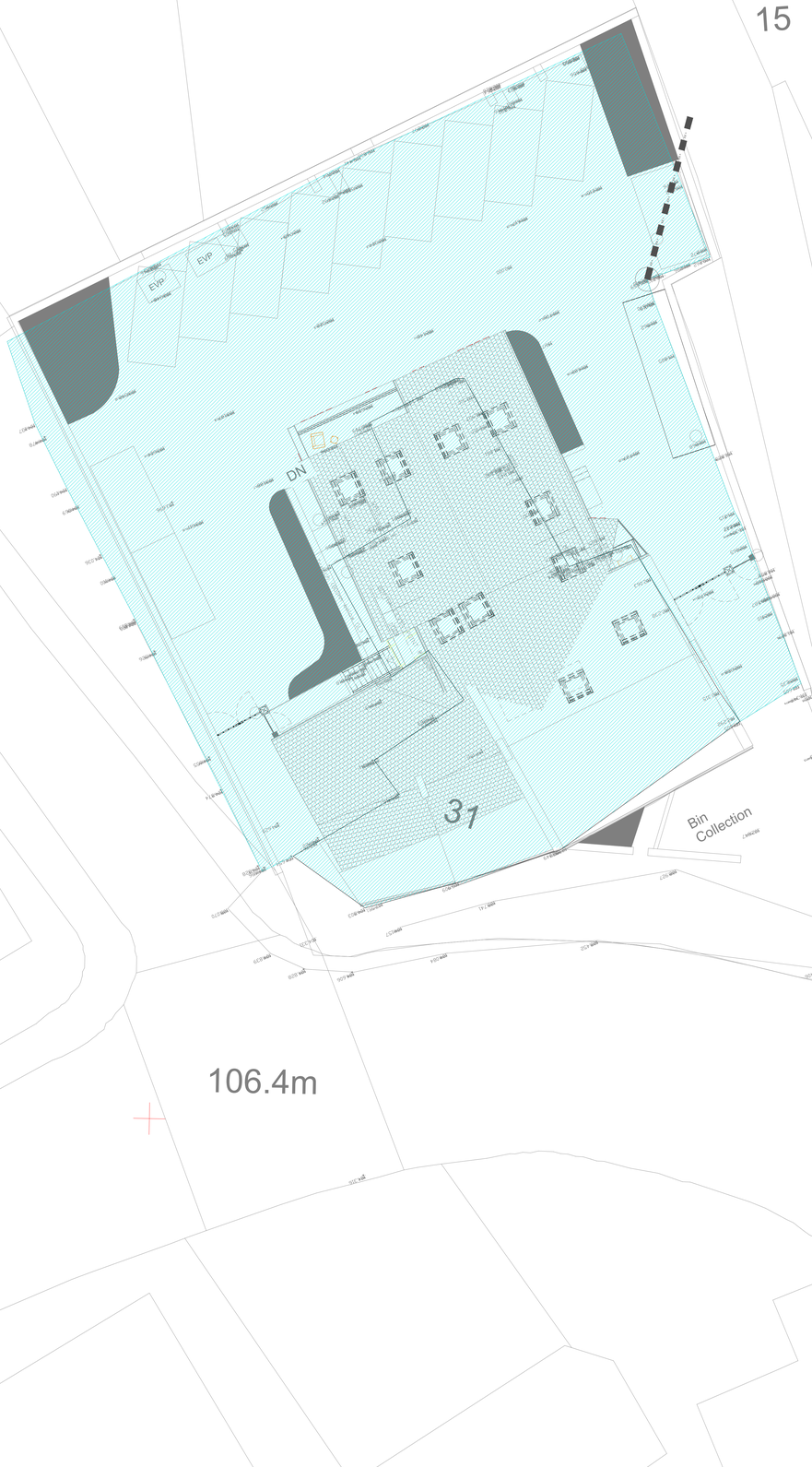
OS GRID REFERENCE
413988, 412074



Notes-

All dimensions are in metres unless noted otherwise

DO NOT SCALE THIS DRAWING - IF IN DOUBT ASK

1. All dimensions & levels to be checked by the contractor prior to commencement of work, any discrepancy shall be reported immediately to Avie Consulting Ltd
2. All work shall be carried out in accordance with Local Authority, statutory authority, health & safety requirements and regulations.
3. 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.
4. The contractor must ensure the overall stability of the works is adequate at all stages of the construction.
5. The proposed conversion will create a 4bedroom dwelling. In accordance with Flows and Loads, published by British Water, the domestic foul discharge has been assessed as 900 litres per day.
6. 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 BS6297.
7. The foul drainage system is subject to detailed design following planning approval and confirmation of the internal layout of the proposed dwelling.
8. The package treatment plant is subject to selection of an appropriate supplier, and detailed design.
9. 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.
10. 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.

IMPERMEABLE AREAS KEY-

- RE1 - 70.411m² - 0.007ha + 10% UC = 75.975m² - 0.008ha
- S02 - 140.886m² - 0.014ha + 10% UC = 147.869m² - 0.015ha
- RE2 - 61.330m² - 0.006ha + 10% UC = 67.463m² - 0.007ha
- S03 - 106.869m² - 0.010ha + 10% UC = 112.949m² - 0.011ha
- S04 - 245.273m² - 0.025ha
- S04 - 83.307m² - 0.008ha + 10% UC = 91.638m² - 0.009ha
- S04 - 203.482m² - 0.020ha

EXISTING IMPERMEABLE AREAS KEY-

- 1054.053m² - 0.105ha

Existing discharge rate based on brownfield runoff rates considering contributing areas.

Q = 2.78 x C x i x A

Q = 2.78 x 1.0 x 50 x 0.110 = 16.7L/s

Proposed Discharge rate - 15.2L/s minus 30% reduction = 10.7/s

PLANNING ISSUE

Rev	Details	By	Chk	Date
P01	Amended to updated layout	JC	TC	11.06.2026
P00	Initial issue	JC	TC	23.10.2025

6 Killingbeck Court,
Killingbeck Office Village,
Killingbeck Drive,
Leeds LS14 6FD.
Tel: 0113 249 7416
www.avie-consulting.co.uk

Client:
ACUMEN

Project:
Coach and Horses,
Honley

Title:
Proposed and Existing
Impermeable Areas Plan

Drawn:	Checked:	Date:	Scale:	Original dwg size
JC	TC	Oct 2025	1:100	A0

Drawing Number: P4734-03 Rev: P01