

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

Key

Proposed Surface Water Drainage

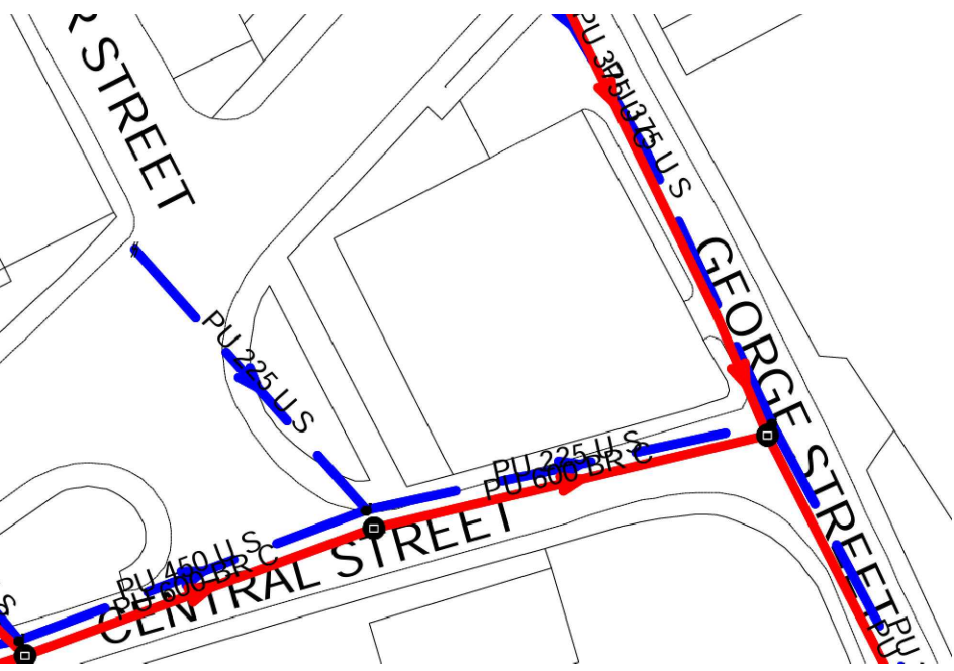
Proposed Foul Water Drainage

Existing Sewer

Overland Flood Route



Proposed Impermeable Area Plan - Scale (1:500)



Yorkshire Water Records

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

PRELIMINARY			
No.	Revision	Date	Drwn
P1	FIRST REVISION	15.06.26	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 brownfield

The surface water is to be kept private. The minimum outlet of the flow control is 75mm to prevent blockages. 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.

Soakaways are not suitable on the site due to the proposal of the land use as a car wash

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 400m², 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 15m³.

Attenuation for the proposed impermeable area of 400m² to be provided via 1 x geo-cellular tank, tank 1 = 10x2x0.8m DEEP = 16m³

Surface water from the proposed site will connect into the existing Yorkshire Water surface sewer outside site, subject to S106 Consent

Foul Water:

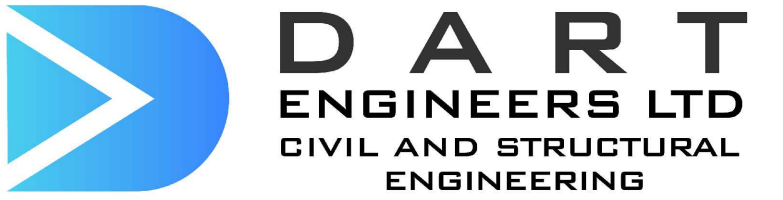
The car wash bays are to drain to the foul drainage system via acos. Flows from the wash bays shall pass through a suitably sized Klargestor Washdown tank prior to connection into the foul sewer.

The car wash area shall be graded and isolated from surrounding hardstanding to prevent clean surface water entering the foul system. Discharge to foul sewer shall be subject to approval from the sewerage undertaker, with trade effluent consent obtained where required.

Maintenance:

The site owner shall be responsible for the management and maintenance of the private drainage system, including all on-site sewers, manholes, gullies, silt traps and interceptors.

Maintenance shall be undertaken in accordance with the DART Engineers drainage maintenance schedule, which sets out the required inspection frequencies and maintenance actions.



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PROJECT

George Street, Dewsbury

DRAWING TITLE

Drainage Strategy

Drawn	Chkd	JS	Date	15.06.26	Scale	1/100
RT						
Sheet Size	Drawing No.		Revision			
A1	26402-DR-C-0100		P1			