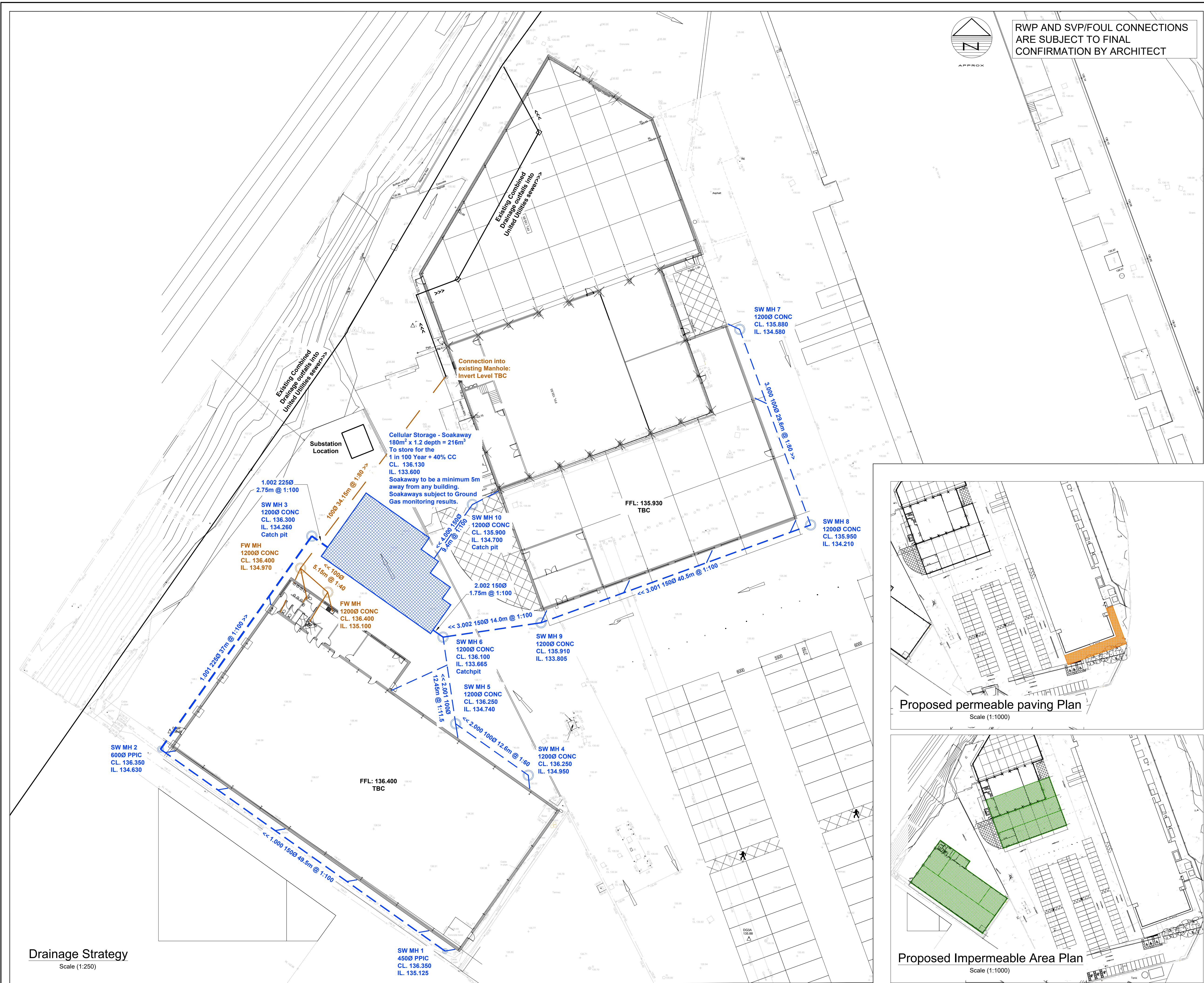
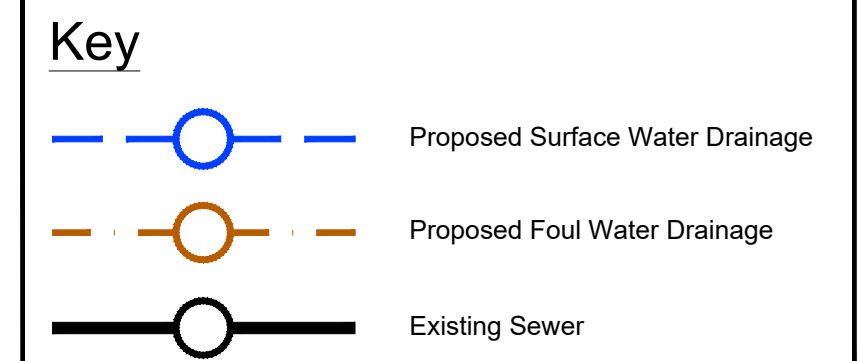


RWP AND SVP/FOUL CONNECTIONS
ARE SUBJECT TO FINAL
CONFIRMATION BY ARCHITECT

This drawing is copyright of Topping Engineers LTD and must not be copied or reproduced in anyway without written consent.
DO NOT SCALE OFF THIS DRAWING

- Notes:**
1. This drawing is to be read in conjunction with all relevant architect's and engineer's drawings.
 2. It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.



Drainage Strategy

Surface Water

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.

The national planning policy guidance sets out the hierarchy of drainage to promote the use of sustainable drainage systems. The aim of the hierarchy is to drain surface water run-off as high up the drainage hierarchy as reasonably practical.

1. Into the ground (Infiltration).
2. A surface water body.
3. To a surface water sewer.
4. To a combined sewer.

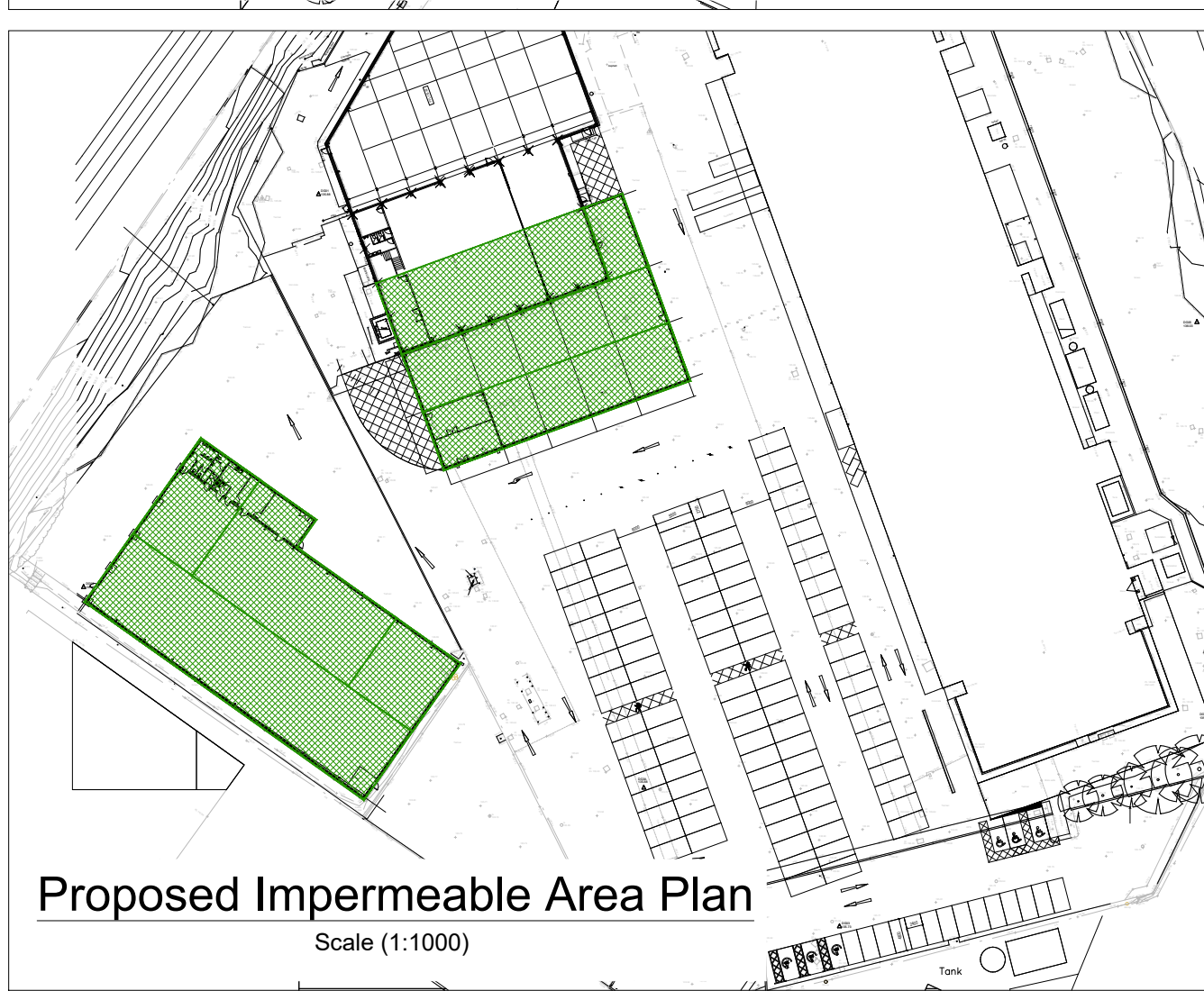
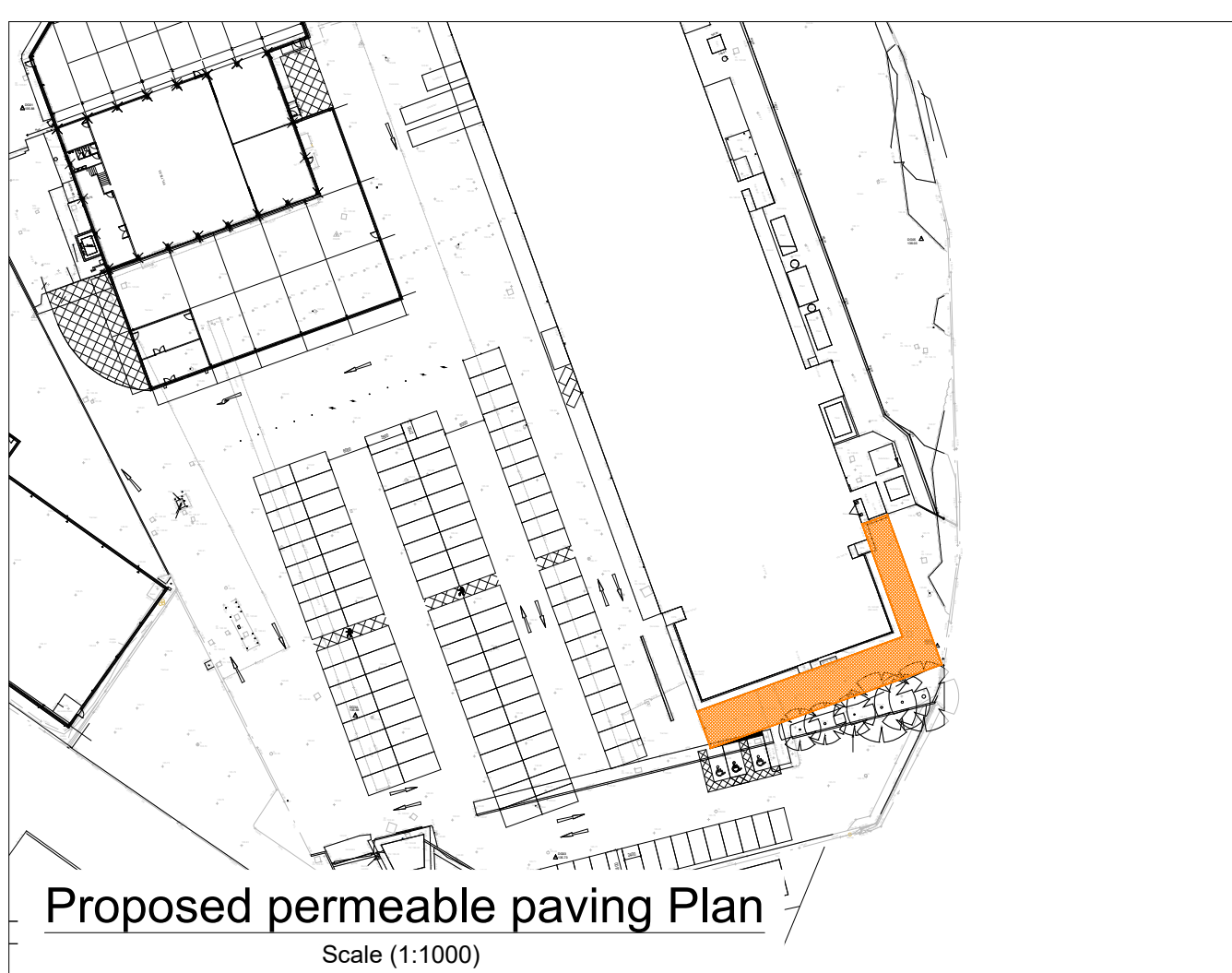
Consideration has been given to the use of infiltration as a drainage solution.
Percolation tests were carried out by Geo-Environmental Consulting in September 2025. Refer to Geo-Environmental Consulting Report BEK-25124-1, the testing concluded that infiltration was viable and provided an infiltration rate of 4.36×10^{-5} m/s.

The existing site consist of industrial units with hard standing areas together with an access road. The site currently drains to a United Utilities Sewer, However the proposed extension and new building are to discharge to a soakaway.

The proposed impermeable area is 2465m², urban creep has not been included due to the majority of the site being developed.
Based on an infiltration rate of 4.36×10^{-5} m/s and modelling using Causeway flow software the soakaway requirement for a peak return period of 1 in 100 year plus 40% climate change is 216m³ to be provided via AquaCell Eco Modular Unit 180m² x 1.2m deep.

Foul Water:

Foul water from the proposed developments will connect into the private combined sewer onsite and eventually outfalling into the existing United Utilities combined sewer, subject to a S106 agreement with United Utilities.



P3	Foul drainage revised to suit substation location, Soakaway lowered & permeable paving incorporated	20.10.25	OG
P2	Soakaway notes updated	14.10.25	OG
P1	First Issue	13.10.25	OG
No.	Revision	Date	Drwn
Status Preliminary			
TOPPING ENGINEERS CONSULTING CIVIL & STRUCTURAL ENGINEERS Aire House 12 Victoria Avenue Harrogate HG1 1ED t: 01423 522 293 w: www.topping-engineers.com e: info@topping-engineers.com			
Client Hanson Springs Ltd			
Project Hanson Springs, Rochdale			
Drawing title Drainage Strategy			
Drawn	OG	Chkd	PB
Contract No.	25077	Date	October 2025
		Drng No.	DR-C-0100
		Scale	As Shown @A1
		Revision	P3