Drainage Condition

Discharge Report

7 Broad Street,

Middleton

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Appendix A: IDUK Drawings

1.0 Introduction

1.1 In 2019 a planning application was submitted to Rochdale Borough Council for the construction of a single residential property and associated landscaping next to 7 Broad street, Middleton. No formal Flood Risk Assessment or Outline Drainage Strategy for the development was submitted with the application. Planning approval, ref 19/01026/FUL, was granted in 2019 subject to a number of planning conditions, including one condition relating to the drainage of the development.

1.2 This report has been prepared to remove this condition.

2.0 Drainage Strategy

2.1 Existing Drainage

2.1.1 The United Utilities sewer records have been reviewed and confirm that there is a 900mm diameter combined water sewer in Broad Street. There is also a 150mm diameter combined sewer running through the rear yards of the adjacent properties in a southerly direction.. This ultimately connects to the larger sewer in Manchester Old Road. There are no surface water sewers or watercourses in close proximity.

2.1.2 No. 7 Broad Street connects to both of these sewers.

2.1.3 Figure 1 below identifies the existing sewer records.

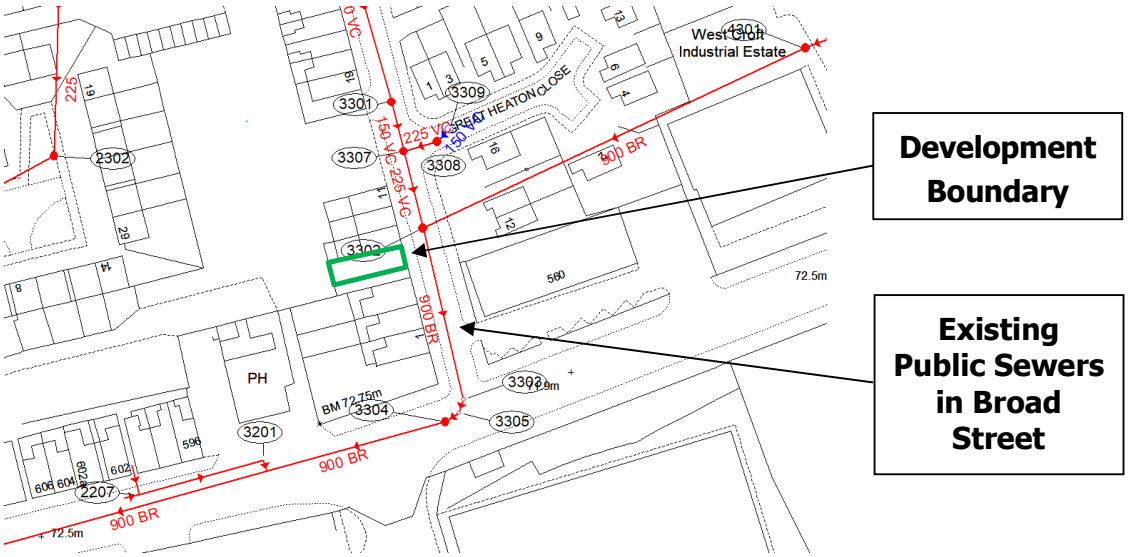


Figure 1: UU sewer Records

2.2 SuDS Hierarchal Approach

2.2.1 Based on the existing drainage configuration, plus an assessment of the local site conditions, the SuDS hierarchal approach for discharge of surface water at the development site is considered in detail below:

Method	Suitability	Suitability for Development
Infiltration to Ground	No	A review of the local borehole information would indicate that the underlying ground is cohesive and thus not suitable for infiltration. Furthermore any proposed soakaway would be located within 5m of the new foundations which is not acceptable to suit building regulations guidance.
Connection to Watercourse	No	There are no existing watercourses in close proximity to the site.
Connection to Surface Water Sewer	No	There are no existing surface water sewers in close proximity to the site.
Connection to a Combined Sewer	Yes	Connection is required to the existing combined sewers.

Figure 2: SuDS Hierarchal Approach

2.3 Surface Water Drainage Strategy

2.3.1 The general principal of the surface water drainage strategy is to collect the runoff from the roof of the new residential properties and direct it to a new RWP that will drop down into water butts at the rear only. When these are exceeded the water will overspill into a new surface water drain that outfalls to the combined sewer network unrestricted. The impermeable area top the rear roof is so small that a flow control would provide no benefit when taking account the smallest flow rate that could be applied. The front roof will utilise the existing RWP that connects to the 900mm dia combined sewer in Broad street. The new parking space at the rear will be constructed in permeable surfacing.

2.3.2 Drawings in Appendix A indicate the proposed drainage strategy.

2.4 Maintenance

2.4.1 The long-term maintenance of the new drainage infrastructure will be with the owner of the new property in line with best practice guidance. Annual inspections will need to be carried out and clearing of gullies and manholes constructed. This is standard maintenance as part of any domestic property.

3.0 Drainage Related Planning Condition and Responses

3.1 Planning Conditions

Condition 4 is listed below in *italics* with the Infrastructure Design Response in Blue below.

Notwithstanding any detail shown on the approved plans or provided with the application submission, no development shall take place until a scheme for the discharge of foul and surface water from the site (including surface water from hard landscaped areas and parking area), has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the hierarchy of drainage options in the National Planning Practice Guidance, shall be accompanied by evidence of an assessment of the site conditions and shall accord with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. For the avoidance of doubt, foul and surface water shall be drained on separate systems. Details of how the drainage scheme will be maintained and managed after completion shall be provided. The duly approved scheme shall be implemented prior to first occupation of the development hereby permitted and retained as such thereafter

The SuDS hierarch approach has been considered in the design of the surface water drainage network. Infiltration is not possible and there are no watercourses or surface water sewers in close proximity. Therefore connection will be made to the existing combined sewers via existing and new connections. Due to the small area no flow controls will be applied to the new network. Prevention measures in the form of rainwater butts and source control measures in the form of permeable surfacing to the parking space.

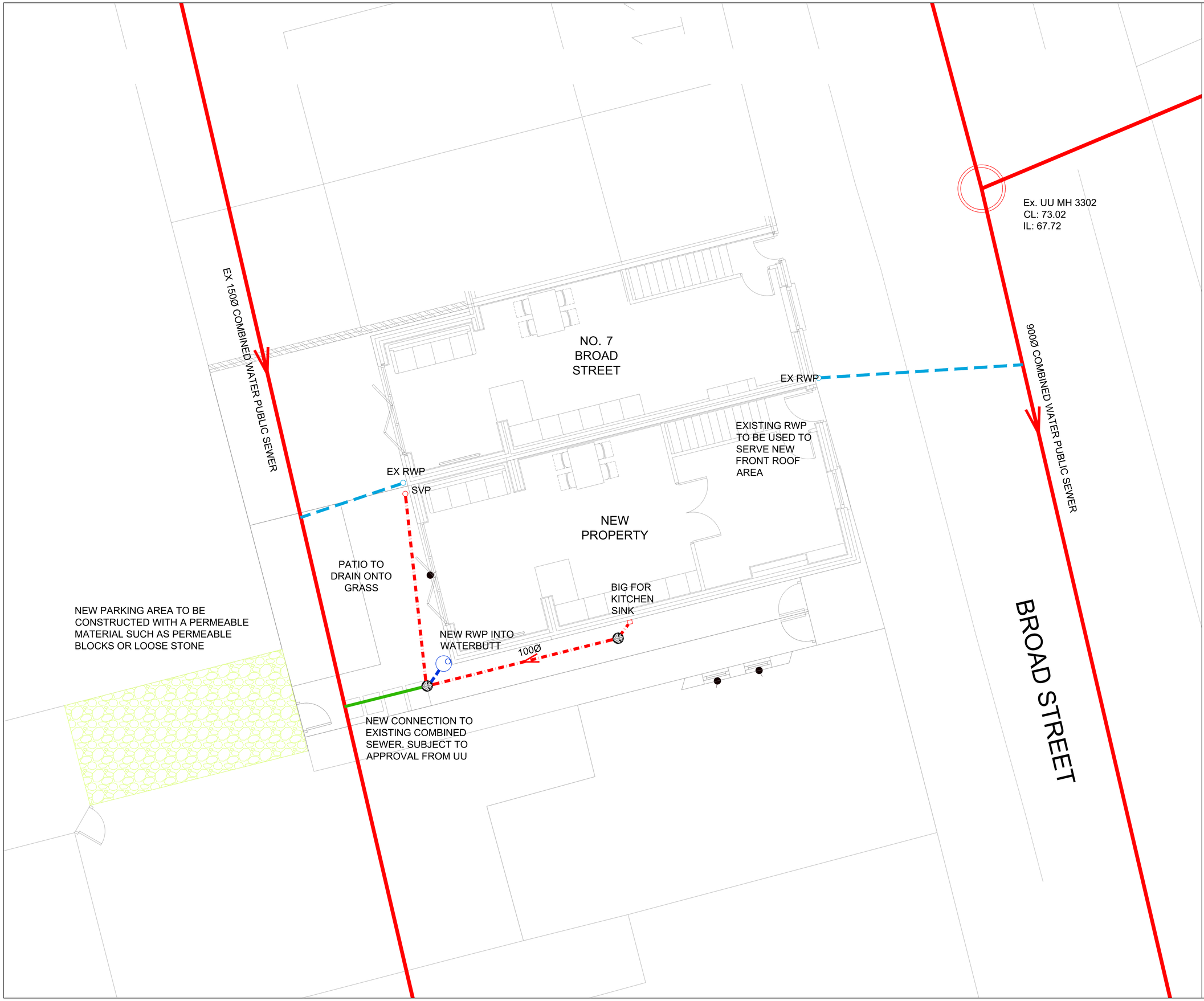
All drawings showing the proposed drainage network can be found in Appendix A and show separate network up to the point of connection to the combined drain / sewer.

The drainage network encompasses standard pipework, inspection chambers and permeable surfacing. As long as the gullies at the base of the rainwater pipes are kept clear of leaves and detritus by regular inspection by the property owners then this should negate it passing into the network.

The covers to the chambers should be lifted at least every 6 months by the owner of the property to check for any debris that may have got into the network and removed from the surface without entry into the chamber.

Appendix A - Infrastructure Design Drawings

PGC 117 - 001: Drainage GA



GENERAL NOTES

1. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ENGINEERS, ARCHITECTS & SERVICES DRAWINGS, INCLUDING APPROVED BUILDERS WORK DRAWINGS. CONTRACTOR TO NOTIFY ENGINEER OF DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND SPECIFICATIONS OR OTHER DRAWINGS.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. DETAILS OF EXISTING SEWERS SHALL BE CONFIRMED BY THE CONTRACTOR ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHOULD CHECK THE LEVELS OF ALL NEW OUT FALLS IN RELATION TO EXISTING SEWERS PRIOR TO ANY CONSTRUCTION TO ENSURE THE PROPOSED DESIGN CAN BE ACHIEVED.
4. DO NOT SCALE FROM THIS DRAWN, WORK TO DIMENSIONS OR COORDINATES PROVIDED. ALL LEVELS ARE IN MILLIMETRES, UNLESS OTHERWISE NOTED. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

KEY

- EXISTING COMBINED WATER PUBLIC SEWER
- PROPOSED FOUL WATER DRAINAGE
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED COMBINED WATER DRAINAGE
- RWP — RAINWATER PIPE
- SVP — SOIL VENT PIPE
- YG — YARD GULLY
- RE — RODDING EYE
- PERMEABLE SURFACING

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PROJECT
7 BROAD STREET
MIDDLETON

DRAWN BY	ENGINEER
PG	PG

TITLE
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