

Rochdale Cricket Lacross and Squash Club

Drainage Strategy

May 2026

Soul Padel Ltd

AMA Project Number: 300833

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1 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 This Drainage Strategy (DS) has been provided at the request of Soul Padel Ltd, hereafter referred to as “the client”, to assess the possible ways of discharging surface and foul water from the site while analysing the flood risks associated with the proposed development of Rochdale Cricket Lacross and Squash Club, hereafter referred to as “the site”.
- 1.1.2 The purpose of this Drainage Strategy is to:
- ▶ Investigate and define any potential drainage impacts associated with the site;
 - ▶ Conceptually determine and define necessary surface water management controls to ensure no exacerbation of flood risk on the site or to external receptors due to any increase in surface water run-off; and
 - ▶ Recommend appropriate and necessary mitigation measures and additional assessments that may be required to progress the sustainable development of the site.
- 1.1.3 The Drainage Strategy comprises the following:
- ▶ A desktop review of publicly available information, including information from the Environment Agency (EA) and Rochdale Borough Council who are the Lead Local Flood Authority (LLFA) for the proposed development area; and
 - ▶ An assessment and outline design of hydraulic controls and drainage requirements and drainage elements required to support the development of the site.
- 1.1.4 This report further details the methodologies employed within this study and provides recommendations as to any further work or investigations required to support the development of the site through the planning application process.

1.2 REGULATORY POLICY AND LEGISLATION

- 1.2.1 This assessment has been carried out in line with the current Government legislation, the National Planning Policy Framework (NPPF) 2025.
- 1.2.2 It has been assessed with reference to the following documents and legislative guidelines:
- ▶ CIRIA 753 The SUDS Manual V8 (2018);
 - ▶ DEFRA “Flood Risk Assessment Guidance for New Developments” (2006);
 - ▶ DEFRA “Surface Water Management Plan Technical Guidance” (2010);
 - ▶ BS 8533 2017 Assessing & Managing Flood Risk in Development Code of Practice (2017);
 - ▶ BS 8582:2013 Code of practice for surface water management for development Sites (2013);
 - ▶ National Planning Practice Guidance (2012 – updated 2025);
 - ▶ C624 Development and Flood Risk – Guidance for the Construction Industry’ (2004);
 - ▶ Sewage Sector Guidance (2023);
 - ▶ Planning Policy Guidance – Flood Risk and Climate Change (2014 – updated 2025).
- 1.2.3 In addition to the above, this report has also been informed by the following documents:
- ▶ Rochdale Adopted Core Strategy 2016

1.3 SCOPE OF DETAILED DRAINAGE STRATEGY

- 1.3.1 Surface water run-off must be effectively managed to ensure that there is no exacerbation of potential surface water flooding issues on the site, or at any external receptors, due to any potential increases in surface water run-off rates and volumes.

- 1.3.2 The drainage hierarchy will be applied in determining the most suitable type and point of discharge of surface waters run-off from impermeable areas on the site. This will ensure that surface water is sustainably managed on the site, and that there is no exacerbation of flood risk elsewhere as a result of undertaking the development. This will be undertaken in accordance with industry best practice principles and guidance, such as the C753 SUDS Manual (2016), Design and Construction Guidance for Sewage Sector (DCGSS) (2020) and applicable sections of the Planning Policy Guidance (PPG).
- 1.3.3 Any increase in surface water run-off rate associated with the development of the site must also be managed in accordance with the guidelines set by LPA, the LLFA for the area.
- 1.3.4 As indicated in Policy G8 of the Rochdale Adopted Core Strategy, surface water run-off from the site must adhere to the following:
- ▶ We will ensure that new development (including flood risk mitigation measures) does not lead to any form of increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources. We will require:
 - a. Compliance with a 'sequential' approach to new development and flood risk, directing development away from areas of high risk, in accordance with the National Planning Policy Framework;
 - b. Full regard to and compliance with the advice of the Environment Agency (or equivalent agency) and the objectives and priorities for flood risk management set out in the Local Flood Risk Management Strategy, including any mitigation measures recommended for particular sites;
 - c. Full regard to the published evidence of local flood risk and its significance as included in Strategic Flood Risk Assessments, Surface Water Management Plans and other recognised sources of flood risk data and the production of additional Flood Risk Assessments (FRAs) as appropriate;
 - d. Incorporation of appropriate measures for the management of surface and flood water, including flood storage areas, Sustainable Urban Drainage Systems (SUDS) and the protection of 'overland flow paths';
 - e. Compliance with any Surface Water Management Plan or drainage strategies produced, such as for the identified critical drainage areas of Littleborough and Heywood;
 - f. The avoidance of culverting, and support the opening up of existing culverts wherever possible;
 - g. The incorporation of measures for the conservation of water to minimise potable water consumption, including rainwater collection measures, which should be integral to the design of buildings and spaces;
 - h. Development that does not directly or indirectly lead to pollution of existing water resources such as watercourses and groundwater or the derogation of the quantity of groundwater;
 - i. The incorporation of measures to improve water quality; and
 - j. The taking of opportunities to improve the habitat value of watercourses and water bodies.
 - ▶ In addition, we will identify additional flood storage areas which will be protected from development.
- 1.3.5 The Drainage Strategy will identify potential opportunities and locations for attenuation infrastructure, as well as potential connection points and provide calculations of permissible discharge rates for run-off generated on site.
- 1.3.6 The Drainage Strategy therefore aims to provide surety that any drainage provided as part of the project development can safely and appropriately convey all flows from the site to appropriate discharge locations. This is to ensure sustainable and safe operation within the site, as well as ensuring

sustainable operation of any receiving infrastructure. These assessments have been undertaken in accordance with prescribed best practice and building codes, including prioritising the incorporation of SuDS, where appropriate and practicable for the management of surface water.

- 1.3.7 Following the completion of a final site masterplan the drainage scheme proposed within this report should be reassessed to ensure surface water run-off and foul water drainage can be appropriately managed in accordance with best practise and local and national standard requirements.

2 METHODOLOGY

2.1 INTRODUCTION

- 2.1.1 This report aims to demonstrate that the proposed development is sustainable and will not be impacted by or exacerbate flood risk elsewhere through the development of the site. This assessment will account for the effects of climate change, as well as identifying further opportunities to reduce the probability and consequences of flooding within the site locality.
- 2.1.2 This report aims to identify constraints and opportunities for the site based on the development proposals provided by the client ([Appendix A](#)) and provide recommendations for the sustainable provision of drainage and mitigation of any potential flood risk for the site.
- 2.1.3 The assessment methodology is as follows:
- ▶ Desktop review of the geology, hydrology, and other pertinent environmental characteristics of the site, and how these affect flood risk of the proposed development and site drainage.
 - ▶ Produce indicative design calculations for the Drainage Strategy to determine the requirements for developing the site's surface water drainage and providing adequate storage in line with local planning policy and guidance. This will include the presentation of drawings with an indicative layout for any additional drainage and attenuation infrastructure located on the site.
 - ▶ Review the findings from the above and advise on the suitability of developing the site for the proposed development in consideration of the applicable flood risk and drainage and comment on limitations and opportunities for the site, with recommendations of further mitigation where applicable and appropriate.

3 PROJECT BACKGROUND

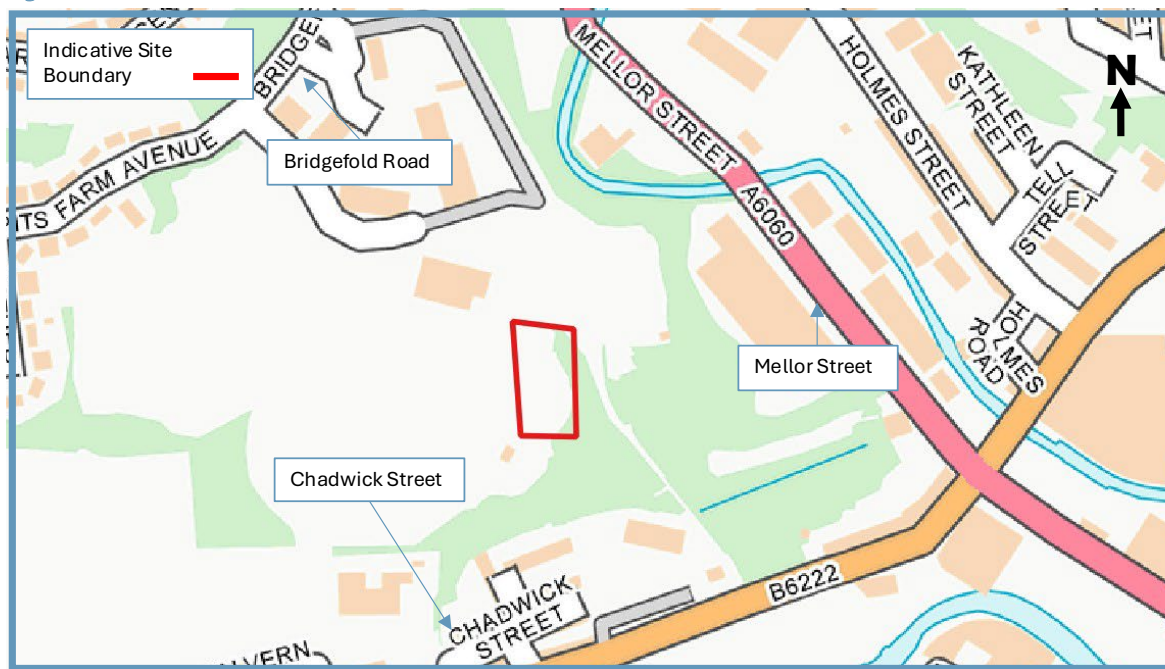
3.1 DEVELOPMENT DESCRIPTION AND LOCATION

- 3.1.1 Andrew Moseley Associates (AMA) was appointed by Soul Padel Ltd to provide a Drainage Strategy in support of a padel court development, located at Rochdale Padel Club, Bridgefold Road, Rochdale, OL11 5BX.
- 3.1.2 The proposed development is located in the area of Rochdale, approximately 10 miles northeast of Manchester. Proposals for the site are for padel court use, consisting of the construction of four padel courts and a new clubhouse building with associated landscaping and infrastructure. A site layout can be found in [Appendix A](#).
- 3.1.3 The Local Planning Authority for this development is Rochdale Borough Council, who are also the Lead Local Flood Authority for the area.
- 3.1.4 This report has been prepared in accordance with the National Planning Policy Framework (NPPF) and the accompanying technical guidance to assess all forms of flooding including the management of surface water on-site.
- 3.1.5 The site is referenced in [Table 3-1](#) and [Figure 3-1](#) below.

Table 3-1 *Site Context*

Site Name	Rochdale Cricket Lacross and Squash Club
Location	Rochdale
NGR (approx..)	SD 88614 13325
General Locality	The site is located on undeveloped greenfield land and borders car parking to the north, greenfield land to the east and south, and a cricket pitch to the west. Pedestrian and vehicular access to the site is provided via an existing track, leading from Rochdale Sports Club, which can be accessed via Bridgefold Road to the northwest of the site.
Development Type	Padel Courts
EA Flood Zone	Flood Zone 1

Figure 3-1 Site Location Plan



3.2 TOPOGRAPHY

- 3.2.1 A topographic survey provided by Soul Padel Ltd and undertaken by TriCAD Solutions Ltd (Ref: TRI-4815-01) shows ground levels at the site to be in the region of 127.9 to 129.2 m Above Ordnance Datum (m AOD). The topographic survey can be seen in [Appendix B](#).
- 3.2.2 Further review of topographical data shows site levels to be lowest in the south of the site, while greatest levels are located in the north of the site. A general fall in gradient from north to south is observed across the site.

3.3 GEOLOGY AND GROUND CONDITIONS

- 3.3.1 British Geological Survey (BGS) Open Geoscience website indicates that the entire site is underlain by Pennine Lower Coal Measures Formation – Mudstone, siltstone and sandstone with overlying superficial deposits of Glaciofluvial deposits, Devensian – Sand and gravel.
- 3.3.2 The BGS website information indicates that there is no borehole record within close proximity.
- 3.3.3 As indicated by aerial imagery, the site consists of grass land consisting of light vegetation.
- 3.3.4 Information obtained from the Cranfield University's Soilscape website indicates that the site is located in an area classified as being Soilscape 10, which is defined as having freely draining slightly acid sandy soils.

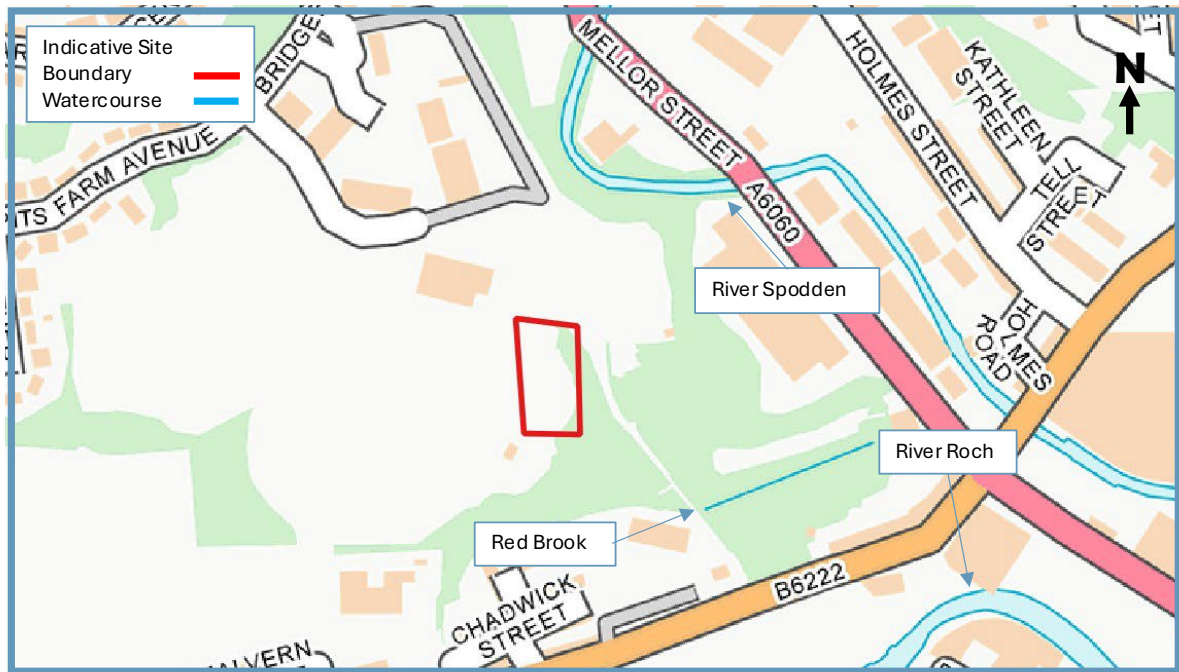
3.4 HYDROGEOLOGY

- 3.4.1 According to the Department for Environment, Food and Rural Affairs (DEFRA) MAGIC map, the site is indicated as not being located in a Groundwater Source Protection Zone (SPZ), as defined by the Environment Agency (EA) for the protection of a potable groundwater supply.
- 3.4.2 The site is located as being in an area of medium to high groundwater vulnerability and located above a Secondary A bedrock aquifer and a Secondary A superficial aquifer.

3.5 HYDROLOGY

- 3.5.1 As shown below in [Figure 3-2](#), the River Spodden is located approximately 90m to the northeast of the site at its closest point. There is also the River Roch, which is located 245m southeast of the site.
- 3.5.2 In addition to the above, the Red Brook is culverted approximately 25m south of the site boundary, which discharges into the open watercourse as shown below.
- 3.5.3 The EA's Catchment Data Explorer website indicates that the site resides within the Roch Irk Medlock operational catchment and the Spodden sub catchment.

Figure 3-2 Watercourse Location



4 FOUL WATER DRAINAGE

4.1 INTRODUCTION

- 4.1.1 It is proposed to install a new foul drainage system to serve the proposed padel court and clubhouse development.
- 4.1.2 The foul water system will be designed and constructed in accordance with the current Building Regulations, BS EN:752 'Drainage and Sewer Systems Outside Buildings', the Local Authority Building Control specifications and requirements, Sewers for Adoption 8th Edition and the Civil Engineering Specification for the Water Industry.

4.2 EXISTING SEWERS

- 4.2.1 AMA attained United Utilities sewer maps which can be seen in [Appendix C](#). They show that there are no public sewers within the site boundary.
- 4.2.2 There is existing private drainage infrastructure located within the adjacent sports club.

4.3 FOUL WATER DISCHARGE RATES

- 4.3.1 The estimate design peak flow generated by the proposed development, based on a gravity system, has been calculated as 0.056 litres per second.
- 4.3.2 This figure is based on an estimated peak usage of 120 people per day, at a rate of 40 litres per person per activity per day as prescribed for a sports club in British Flows and Loads.

4.4 FOUL WATER CAPACITY AND POINT OF CONNECTION

- 4.4.1 As discussed, as the proposals are located directly adjacent to the existing sports club, it is proposed that foul water will discharge through a connection into the existing foul drainage system within the facility. A CCTV drainage survey will be required to confirm the exact level and location of outfall to the existing system.

5 SURFACE WATER DRAINAGE STRATEGY

5.1 INTRODUCTION

- 5.1.1 The National Planning Policy Framework (NPPF) and accompanying Technical Guidance indicate that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management.
- 5.1.2 Consideration should therefore firstly be given to using sustainable drainage (SuDS) techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved document Part H of the Building Regulations (2015) sets out a hierarchy for the disposal of surface water which encourages a SuDS approach.

5.2 OVERVIEW AND CONCEPT

- 5.2.1 As detailed in [Section 3.1](#), development proposals for the site consist of padel court use, consisting of the construction of four padel courts and a new clubhouse building with associated landscaping and infrastructure. The site plan shows the developable area of the site to be restricted to the red line boundary, as shown in [Appendix A](#), with an approximate total developable area of 0.17 ha.
- 5.2.2 Proposed elevations of the development have been provided within [Appendix D](#). As detailed within the site layout plans in [Appendix A](#), the finished floor level (FFL) of the proposed clubhouse has been set at 129.47 mAOD, and the four padel court FFLs have been set at 129.25 mAOD.
- 5.2.3 Review of the site plan shows proposals to consist of an approximate total impermeable area of 74m², associated with the proposed clubhouse. It is proposed that surrounding pathways and access are to consist of permeable surfacing and therefore do not contribute to the impermeable areas of the site.
- 5.2.4 It is considered that green open space and landscaped areas will not produce or contribute run-off to the surface water management infrastructure proposed as part of this strategy. This has been taken into account when deriving the impermeable area for the site.

5.3 PRE-DEVELOPMENT SURFACE WATER RUN OFF

Greenfield

- 5.3.1 The site is approximately 0.17 ha in area and currently comprises of undeveloped greenfield land.
- 5.3.2 For the purposes of determining the existing rate of surface water run-off the site is considered to greenfield therefore the run-off will be estimated using the IH124 method.
- 5.3.3 The table below summarises the existing greenfield run-off rates generated by the development for a range of storm return periods. A calculation summary sheet from the UK SuDS website can be found in [Appendix E](#).

Table 5-1 Existing Run Off Rates

Area (ha)	Q ₁ (L/S)	Q ₁₀ (L/S)	Q ₃₀ (L/S)	Q ₁₀₀ (L/S)	Q ₂₀₀ (L/S)
0.17	1.3	2.0	2.5	3.0	3.5

5.4 GROUNDWATER PROTECTION

- 5.4.1 The proposed development site is not identified as being within a groundwater source protection zone (SPZ), as such no special measures are required to prevent risk to drinking water supplies.

5.5 METHODS OF SURFACE WATER MANAGEMENT

5.5.1 There are three methods that have been reviewed for the management and discharge of surface water which are detailed below; these may be applied individually or collectively to form a complete strategy. They should be applied in the order of priority as listed:

- ▶ Discharge via Infiltration
- ▶ Discharge to a Watercourse
- ▶ Discharge to Surface Water Sewer or Highway Drain
- ▶ Discharge to Public Sewer

5.6 INFILTRATION

- 5.6.1 Any impermeable areas that can drain to a soakaway or an alternative method of infiltration would significantly improve the sustainability of any surface water systems.
- 5.6.2 The British Geological Society (BGS) Geology of Britain Viewer indicates that the entire site is underlain by Pennine Lower Coal Measures Formation – Mudstone, siltstone and sandstone with overlying superficial deposits of Glaciofluvial deposits, Devensian – Sand and gravel.
- 5.6.3 Information obtained from the Cranfield University's Soilscape website indicates that the site is in an area classified as being Soilscape 10, which is defined as freely draining slightly acid sandy soils.
- 5.6.4 From a desktop review of the geology and soil at the site, it is believed that infiltration would be an acceptable way of discharging surface water from the site.
- 5.6.5 Percolation testing has not yet been carried out on this site. It is recommended that infiltration testing to BRE 365 digest is undertaken as part of any future site investigations works at the site so that this can be used as satisfactory evidence for the LLFA or United Utilities as necessary. The results of a percolation test will also be required to produce infiltration/soakaway designs.

5.7 WATERCOURSE

- 5.7.1 As discussed in [Section 3.5](#) there are a number of watercourses within the vicinity of the site. Firstly, the River Spodden is located approximately 90m to the northeast of the site at its closest point. There is also the River Roch, which is located 245m southeast of the site.
- 5.7.2 In addition to the above, the Red Brook is culverted approximately 25m south of the site boundary, which discharges into an open watercourse in the vicinity of the site.
- 5.7.3 As the site is in close proximity to the Red Brook, in the event that infiltration is not viable, surface water from the site should be discharged here.

5.8 PUBLIC SEWERS

- 5.8.1 As a last resort and following the hierarchy of surface water, disposal discharge to the public sewer system may need to be considered.
- 5.8.2 In the United Utilities sewer maps ([Appendix C](#)) it is shown that there are a number of combined water sewers located to the north of the site, as well as a surface water pipe to the south.
- 5.8.3 Therefore, it would be possible to discharge surface water from the site into the surface water sewer to the south, should infiltration not be viable.
- 5.8.4 In addition to the above, it should be noted that as the site is located adjacent to an existing sports facility, it is likely that there are existing private sewers in which an outfall could be proposed, should no alternative options be viable for the discharge of surface water.

5.9 PROPOSED DISCHARGE RATES

- 5.9.1 Surface water from the site will be discharged via infiltration methods.
- 5.9.2 As the site will be drained of surface water by infiltration via soakaways there is no requirement for a discharge rate.
- 5.9.3 Infiltration testing is yet to be undertaken at the site and as such, the strategy has been based on the minimum acceptable infiltration rate of 1×10^{-6} m/s. This should be confirmed and infiltration feature design should be revised following site-specific infiltration testing.

5.10 ATTENUATION REQUIREMENTS

- 5.10.1 As discussed earlier the site will be drained by soakaways, based on a minimum acceptable infiltration rate of 1×10^{-6} m/s. Therefore, attenuation will have to be provided.
- 5.10.2 Causeway Flow drainage design software has been used to estimate the maximum storage volume required on-site for the 100-year storm event plus 25% allowance for climate change. The results of these calculations can be found in [Appendix F](#).
- 5.10.3 As the proposals are for commercial use, the 2050s epoch and central allowance has been applied with regard for climate change.
- 5.10.4 The results below are based on a soakaway to serve the proposed clubhouse. The proposed external areas are to consist of permeable surfacing and as such do not contribute to the impermeable area.
- 5.10.5 A Drainage Layout Drawing can be found in [Appendix G](#).

Total Impermeable Area

- 5.10.6 This volume is based on using a soakaway with an infiltration rate of 1×10^{-6} m/s, subject to confirmation following site-specific testing. The details on the attenuation of the soakaway can be found in [Table 5-2](#) below.

Table 5-2 Attenuation Volume

Gross Areas (ha)	Infiltration Rate (m/s)	Impermeable Area (ha)	Q100+25% Volume (m ³)
0.17	1×10^{-6}	0.0074	8.55

5.11 DRAINAGE NETWORK

- 5.11.1 A network hydraulic model has been developed so as to assess the conveyance requirements for the proposed drainage strategy. This includes a combination of surface water pipes and manholes, which will direct surface water run-off from impermeable areas to the soakaway located in the west of the site. This will ensure that surface water flows from the site are internally managed before they leave the site and further reduce the potential for impact elsewhere.
- 5.11.2 The final surface water drainage network servicing the site should ideally consist of permeable paving to limit the run-off from any paved areas, whilst extending time of concentration for discharge to the accompanying drainage network.
- 5.11.3 For any portion of the network crossing a highway or an area to be trafficked by heavy grade vehicles (HGV's), a minimum cover requirement of 1.20 m below cover level should be provided where practically possible for the internal drainage network to satisfy Sewers for Adoption standards.

6 SUSTAINABLE DRAINAGE SYSTEMS

6.1 INTRODUCTION

- 6.1.1 Where possible, Sustainable drainage (SuDS) systems/techniques should be used to drain the site of surface water run-off. These could be in the form of permeable paving, rainwater harvesting, ponds, and other above ground green systems. Swales could also be incorporated into the layout to convey surface run-off rather than below ground pipes (which tend to have a higher velocity).

6.2 SUSTAINABLE DRAINAGE (OVERVIEW)

- 6.2.1 Drainage systems can contribute to sustainable development and improve urban design, by balancing the different issues that influence the development of communities. Approaches to manage surface water that take account of water quantity (flooding), water quality (pollution) and amenity issues are collectively referred to as Sustainable Drainage Systems (SuDS).
- 6.2.2 SuDS mimic nature and typically manage rainfall close to where it falls. SuDS can be designed to slow water down (attenuate) before it enters streams, rivers, and other watercourses, they provide areas to store water in natural contours and can be used to allow water to soak (infiltrate) into the ground or evaporated from surface water and lost or transpired from vegetation (known as evapotranspiration).
- 6.2.3 SUDS are technically regarded a sequence of management practices, control structures and strategies designed to drain surface water efficiently and sustainably, while minimising pollution and managing the impact on water quality of local water bodies.
- 6.2.4 SuDS are more sustainable than traditional drainage methods because they:
- ▶ Manage run-off volumes and flow rates from hard surfaces, reducing the impact of urbanisation on flooding,
 - ▶ Protect or enhance water quality (reducing pollution from run-off),
 - ▶ Protect natural flow regimes in watercourses,
 - ▶ Are sympathetic to the environment and the needs of the local community,
 - ▶ Provide an attractive habitat for wildlife in urban watercourses,
 - ▶ Provide opportunities for evapotranspiration from vegetation and surface water,
 - ▶ Encourage natural groundwater/aquifer recharge (where appropriate),
 - ▶ Create better places to live, work and play.

6.3 SUDS PRINCIPLES

- 6.3.1 Sustainable drainage is a departure from the traditional approach to draining sites. There are some key principles that influence the planning and design process enabling SuDS to mimic natural drainage by:
- ▶ Storing run-off and releasing it slowly (attenuation)
 - ▶ Allowing water to soak into the ground (infiltration)
 - ▶ Slowly transporting (conveying) water on the surface
 - ▶ Filtering out pollutants
 - ▶ Allowing sediments to settle out by controlling the flow of the water
- 6.3.2 The above was replicated from www.susdrain.org

6.4 SUDS TECHNIQUES

6.4.1 The following table is a list of SuDS features that may/may not be feasible for the proposed site.

Table 6-1 SuDS Feasibility Table

SuDS Technique	Can they be feasibly incorporated into the site?	Comments
Green Roofs	✗	The sloping roofs of the proposed development would not permit a green roof design.
Basins and Ponds	✗	The proposed development could not be designed to incorporate these elements due to site constraints such as the topography.
Filter Strips, Swales, and Bio-Retention	✗	The proposed development could not be designed to incorporate these elements due to site constraints.
Infiltration Techniques	✓	Desktop review of the available data indicate that infiltration would be feasible at the site.
Permeable Surfaces and Tree Pits	✓	Surfacing of the external areas could be in a permeable material, such as permeable paved access roads and driveways.
Rainwater Harvesting	✓	New roofs could be directed to rainwater harvesting tanks for reuse.

7 SUDS MAINTENANCE PLAN

7.1 SURFACE WATER DRAINAGE MAINTENANCE AND MANAGEMENT SCHEDULE

Soakaway Maintenance Schedule

Table 7-1 Soakaway Maintenance Schedule

Maintenance Schedule	Required Action	Frequency
Regular Maintenance	Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
Occasional Maintenance	Remove sediment and debris from pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings	As required, based on inspections
Remedial Actions	Reconstruct soakaways and/or replace or clean void fill, if performance deteriorates or failure occurs	As required
	Replacement of clogged geotextiles (will require reconstruction of soakaway)	As required
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually
	Check soakaway to ensure emptying is occurring	Annually

8 SUMMARY

- 8.1.1 The site is in an area identified as having a low probability of flooding on the EA Flood Map and is located in Flood Zone 1.
- 8.1.2 As with any drainage system, blockages within the surface water sewer systems constructed to serve the development has the potential to cause flooding or disruption. Any drainage systems which are not to be offered for adoption to either the Water Company or the Local Authority will have a suitable maintenance regime scheduled, and an appropriate management company appointed to carry out the works.
- 8.1.3 The primary option for surface water disposal is to use infiltration.
- 8.1.4 From a desktop review of the geology and soil at the site, it is believed that infiltration would be an acceptable way of discharging surface water from the site. Percolation testing has not yet been carried out on this site. It is recommended that infiltration testing to BRE 365 digest is undertaken as part of any future site investigations works at the site so that this can be used as satisfactory evidence for the LLFA or United Utilities as necessary. The results of a percolation test will also be required to produce infiltration/soakaway designs.
- 8.1.5 There is a suitable watercourse in the vicinity of the site which could be utilised to dispose of surface water from the site, should infiltration be shown to be unviable.
- 8.1.6 There is a suitable public sewer in the vicinity of the site which could be utilised to dispose of the surface water, should infiltration not be viable following site-specific infiltration testing.
- 8.1.7 Attenuation should not be required as the means of surface water disposal is through infiltration. Furthermore, there will be no need for a discharge limit.
- 8.1.8 As discussed, as the proposals are located directly adjacent to the existing sports club, it is proposed that foul water will discharge through a connection into the existing foul drainage system within the facility. A CCTV drainage survey will be required to confirm the exact level and location of outfall to the existing system.

9 LIMITATIONS

- 9.1.1 This report has been prepared for exclusive use by Soul Padel Ltd for the purpose of assisting them in evaluating the potential constraints imposed by flood risk and drainage in making a Planning Application.
- 9.1.2 AMA accepts no liability for any use of this document other than by its client and only for the purposes, stated in the document, for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of AMA. Any advice, opinions or recommendations within this document should be read and relied upon only in the context of the document as a whole.
- 9.1.3 AMA has endeavoured to assess all information provided to them during this appraisal. The report summarises from several external sources and cannot offer any guarantees or warranties for the completeness or accuracy of information relied upon.
- 9.1.4 This report has been undertaken with the assumption that the site will be developed in accordance with the above proposals without significant change. The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the site.
- 9.1.5 A topographic survey has been completed for the site and was supplied to AMA by the client. AMA accepts no liability for the accuracy of this survey, and it is recommended that it is verified on-site prior to the commencement of any construction work.
- 9.1.6 Existing drainage information is based on third party survey data and record information which is considered to be incomplete. It is therefore recommended that a FULL drainage investigation survey is commissioned to establish the precise alignment, level, and condition of ALL existing drainage within the development site to inform the masterplan and future detailed design proposals.

APPENDICES

Appendix A Proposed Site Layout Plan

Appendix B Topographic Survey

Appendix C United Utilities Sewer Maps

Appendix D Proposed Site Elevations

Appendix E UK SuDS Greenfield Run-Off Rates

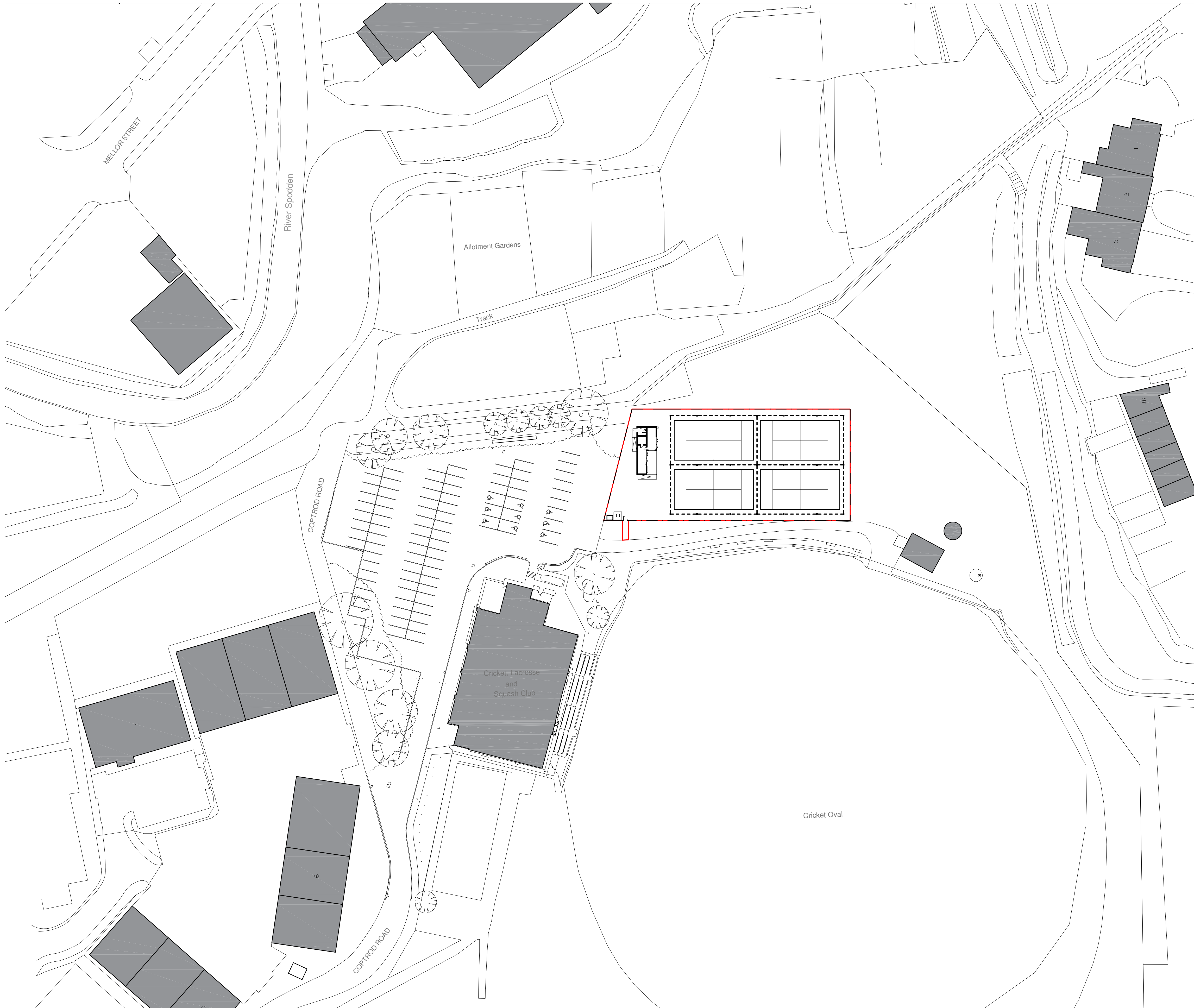
Appendix F Causeway Flow Calculations

Appendix G Drainage Layout Drawing

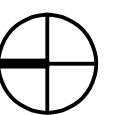


Appendix A
Proposed Site Layout Plan

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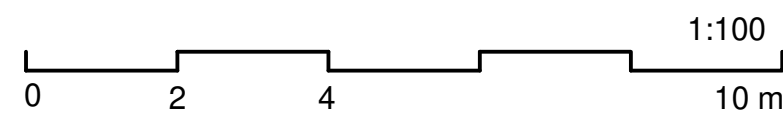
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GRID Project No: 26015	Scale @A1: 1:500
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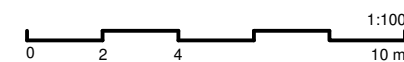
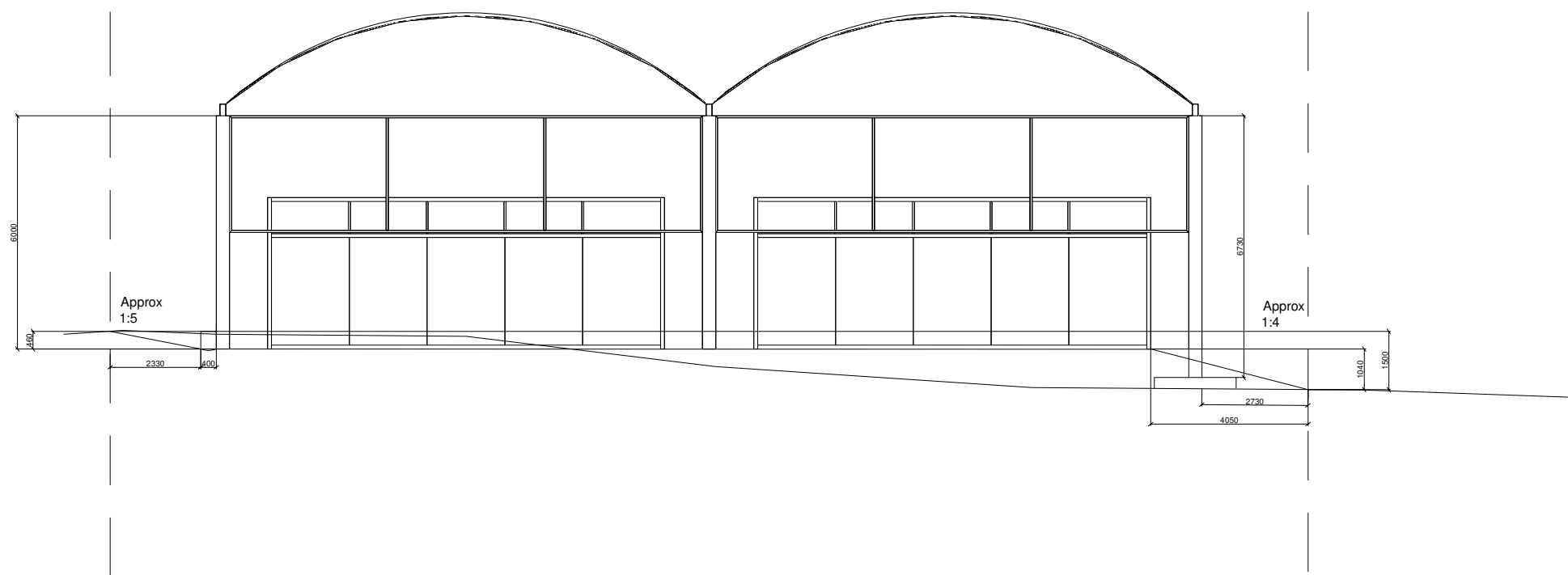
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SKETCH 

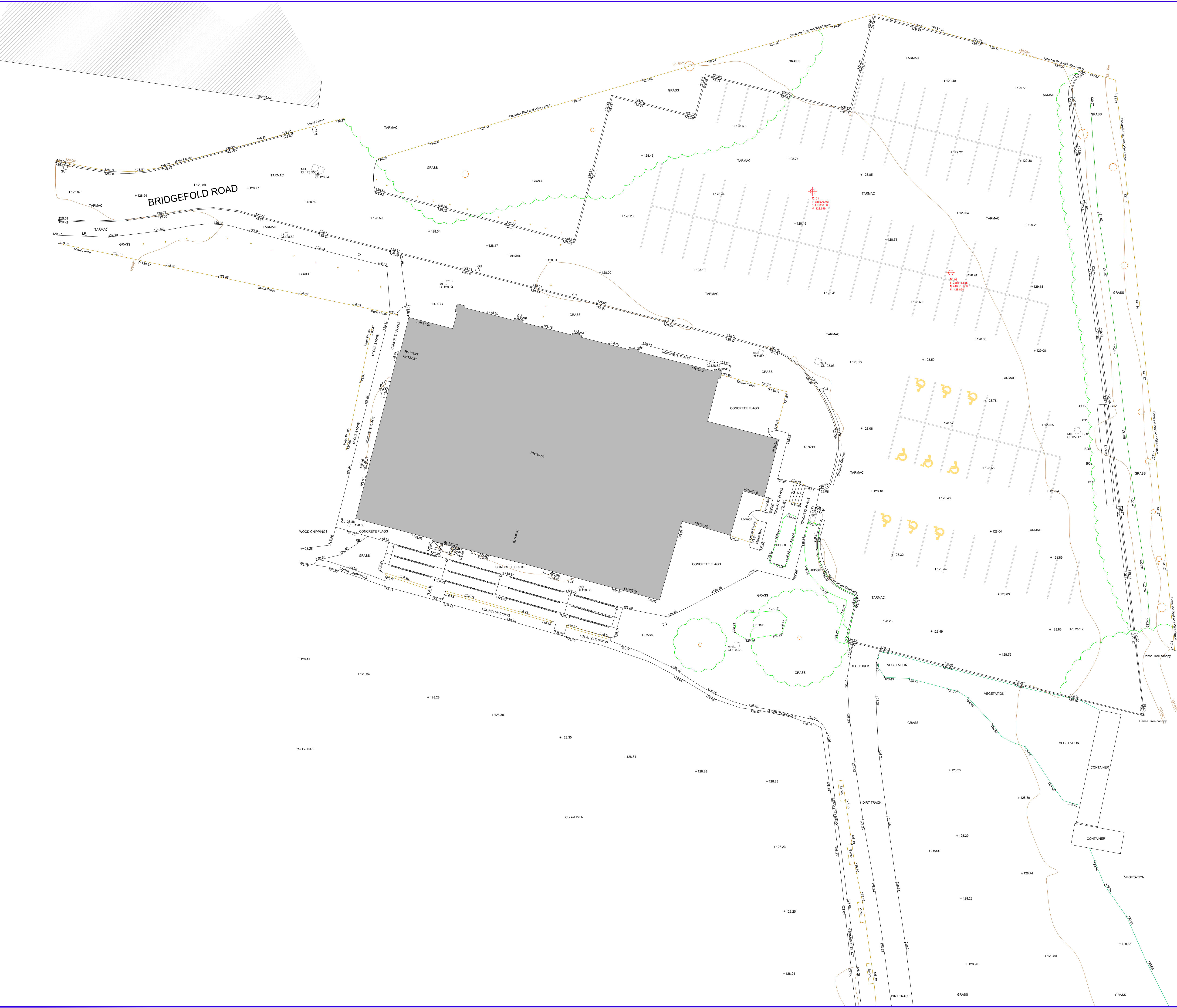
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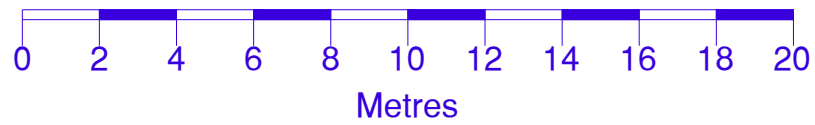
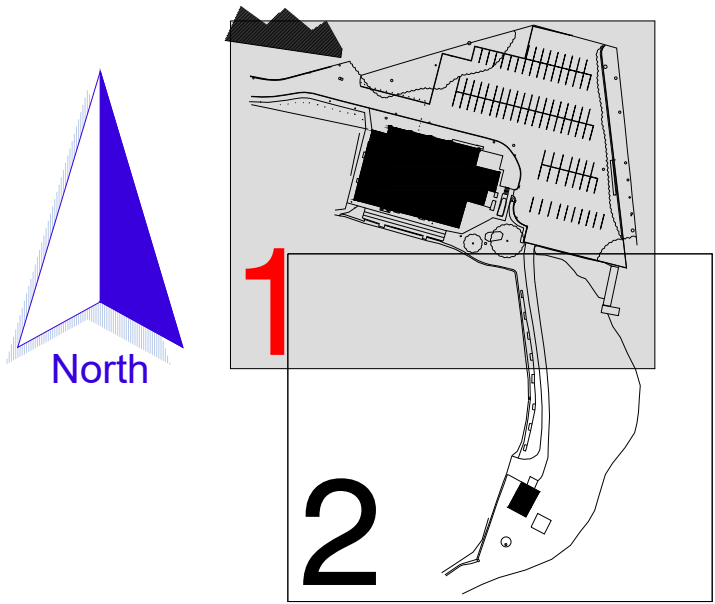


Appendix B
Topographic Survey



Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.



ABBREVIATIONS

- BOL Bollard
- BT BT Cover
- CL Cover Level
- DK Drop Kerb
- EH Eaves Height
- FP Flag Pole
- GU Gully
- IC Inspection Cover
- LP Lamp Post
- MH Man Hole
- RE Rodding Eye
- RH Ridge/Roof Height
- RWP Rain Water Pipe
- SP Sign Post
- SVP Soil Vent Pipe
- TF Top of Fence

NOTE
All levels and coordinates relate to OSGB36(15) using GNSS data.
Levels defining edge of carriageway are observed at channel (bottom of kerb).

Rev.0 Description. Issued



2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address
Rochdale Sports Club
Rochdale
OL11 5BX
Project Description
Site Survey

Drawing Title
Existing
Site Layout

Scale 1:200@A1	Date 21/05/2025	Drawn By JB
-------------------	--------------------	----------------

Drawing Number
TRI-4815-01



Appendix C
United Utilities Sewer Maps

Jasmine Ellenor

15
15 St Pauls St,
Leeds, United Kingdom
LS1 2JG

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: 300833
Our Ref: UUPS-ORD-728169
Date: 06/05/2026**

Dear Sirs

Location: Rochdale Squash Club

I acknowledge with thanks your request dated 05/05/2026 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

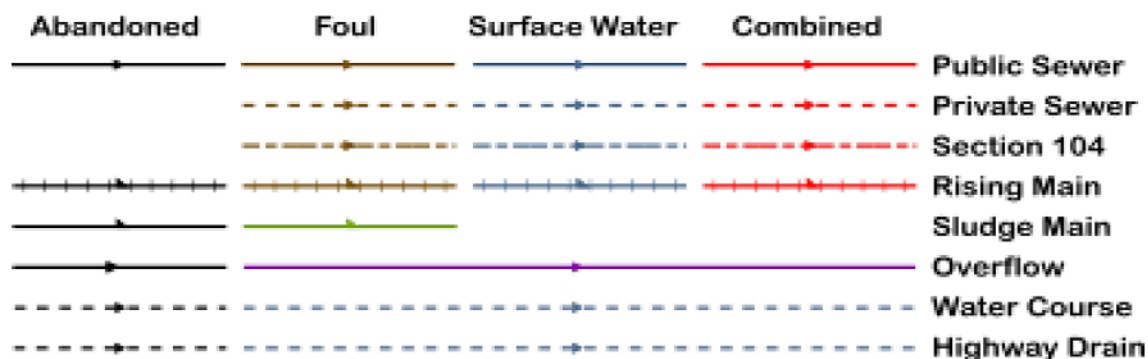
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

Wastewater Symbolology



All point assets follow the standard colour convention: **red** – combined **brown** - foul
blue – surface water **purple** - overflow

Manhole	Side Entry Manhole
Head of System	Outfall
Extent of Survey	Screen Chamber
Rodding Eye	Inspection Chamber
Inlet	Bifurcation Chamber
Discharge Point	Lamp Hole
Vortex	T Junction / Saddle
Penstock	Catchpit
Washout Chamber	Valve Chamber
Valve	Vent Column
Air Valve	Vortex Chamber
Non Return Valve	Penstock Chamber
Soakaway	Network Storage Tank
Gully	Sewer Overflow
Cascade	Ww Treatment Works
Flow Meter	Ww Pumping Station
Hatch Box	Septic Tank
Oil Interceptor	Control Kiosk
Summit	DNM Network Monitoring Point
Drop Shaft	Change of Characteristic
Orifice Plate	



SEWER RECORDS

Address or Site Reference

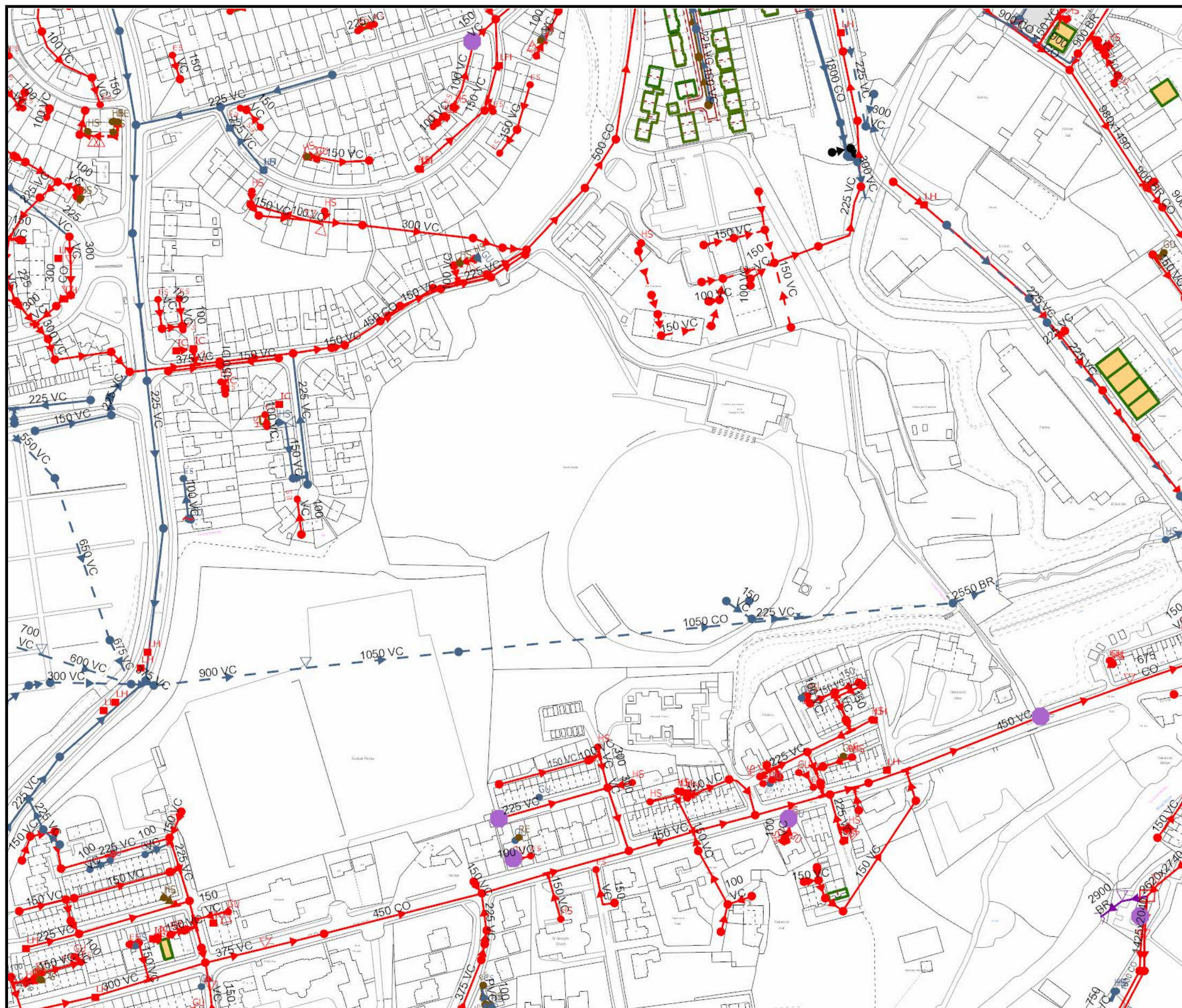
Rochdale Squash Club,

Scale: 1:2500
Date: 06/05/2026

Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

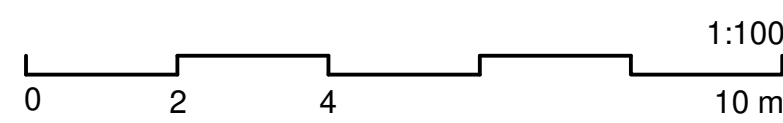
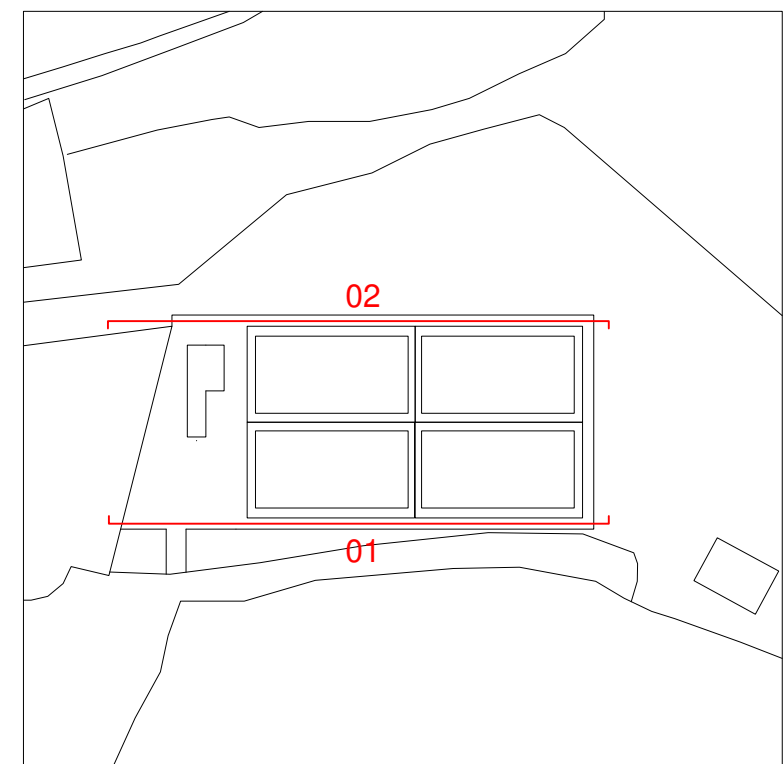
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Appendix D
Proposed Site Elevations

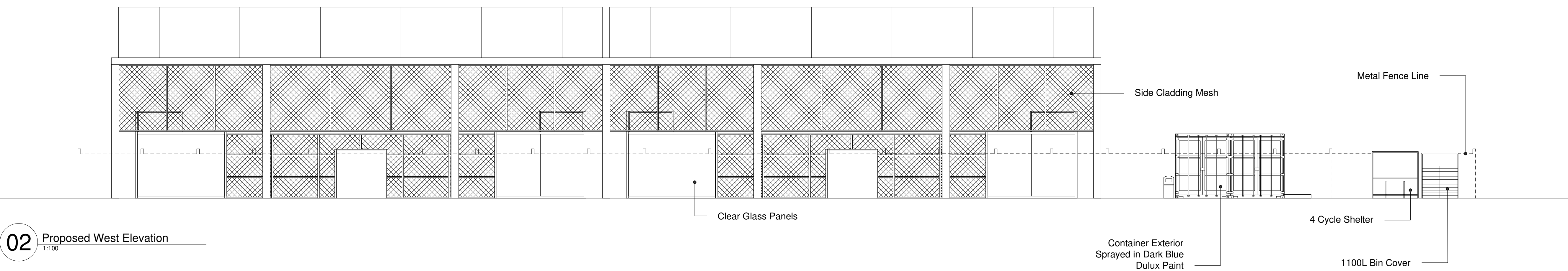
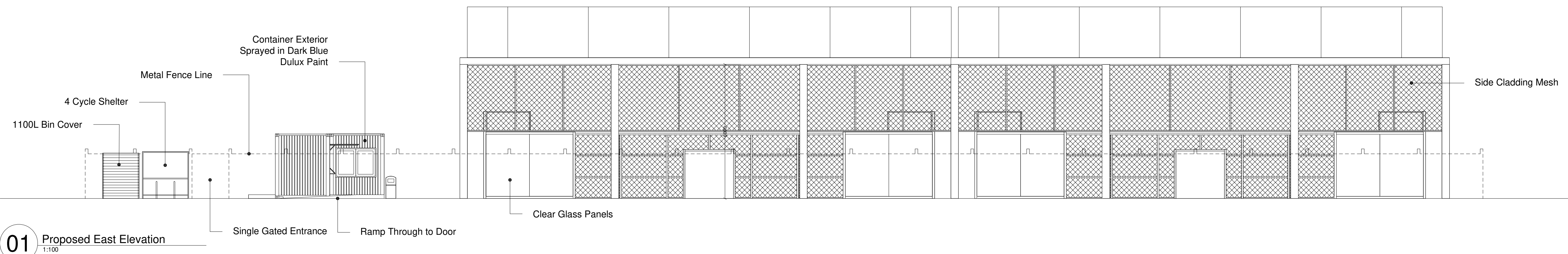
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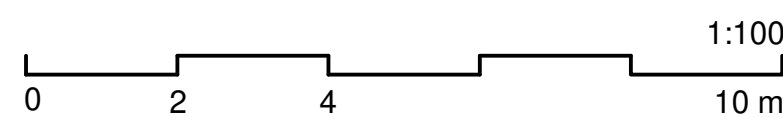
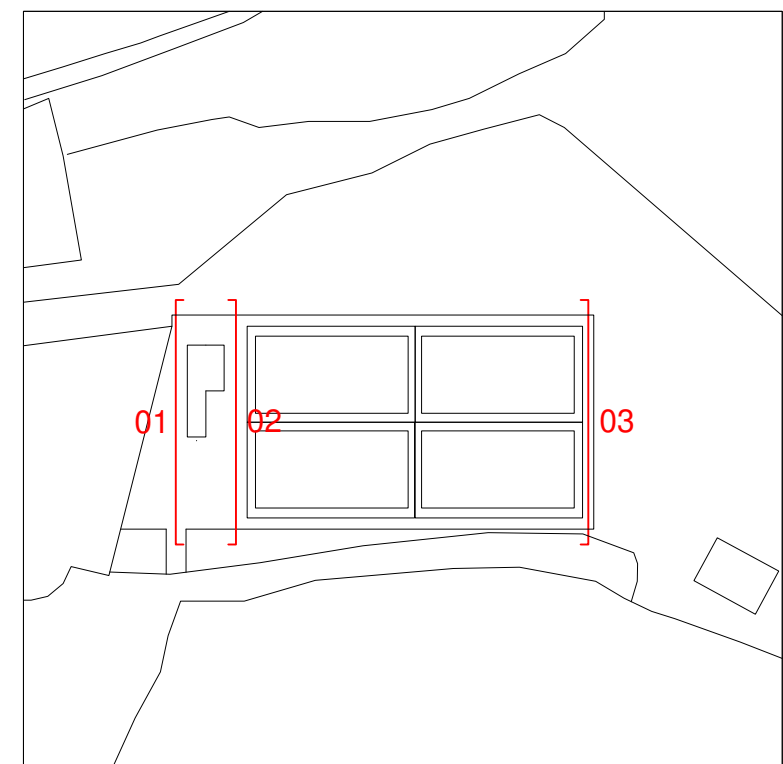
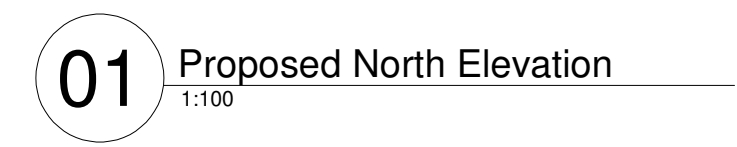
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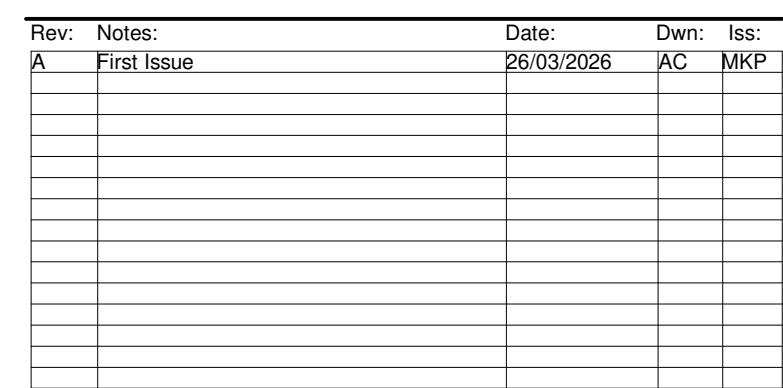
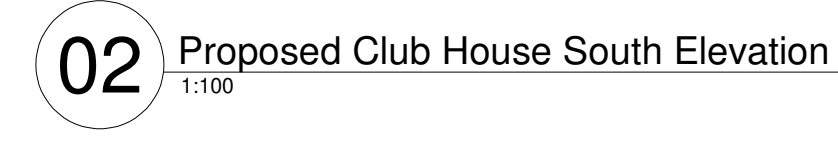
Proj. Auth. Zone Lvl Type Disc. Dwg No.



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Purpose of Issue:
PLANNING

GRID

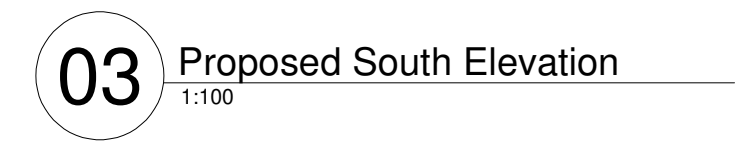
GRID Architects
128 Southwark Street,
London SE1 0SW

+44 (0) 20 7593 3260
info@gridarchitects.co.uk
www.gridarchitects.co.uk

Client:
Soul Padel

Project Name
Soul Padel
Rochdale

Drawing Title:
Proposed Elevations - Sheet 2



Drawn by:	Issued by:
AC	MKP

GRID Project No: 26015	Scale @A1: 1:100
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Drawing No:						Revision:	
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Proj.	Auth.	Zone	Lvl	Type	Disc.	Dwg No.	

Appendix E
UK SuDS Greenfield Run-Off Rates

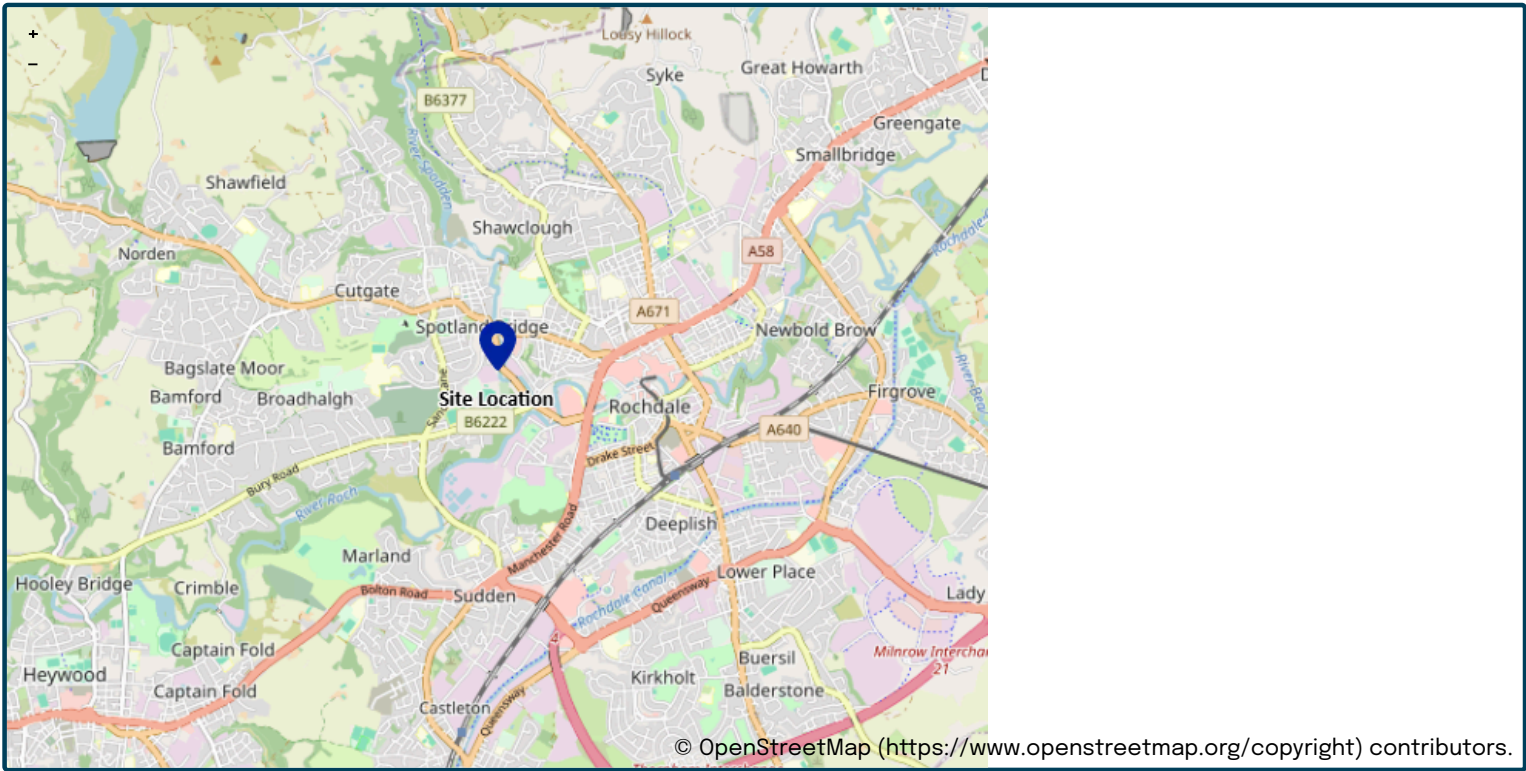
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	07/05/2026
Calculated by	Jasmine Ellenor
Reference	300833
Model version	2.2.3

Location

Site name	Rochdale Cricket Lacross and Squash Club
Site location	Rochdale



Site easting (British National Grid)	388613
Site northing (British National Grid)	413322

Site details

Total site area (ha)	0.17	ha
----------------------	-----------------------------------	----

Greenfield runoff

Method

Method	IH124		
IH124			
	<u>My value</u>	☐	<u>Map value</u>
SAAR (mm)	1147 mm		1147
How should SPR be derived?	WRAP soil type		
WRAP soil type	4	☐	4
SPR	0.47		
QBar (IH124) (l/s)	1.5 l/s		

Growth curve factors

	<u>My value</u>	☐	<u>Map value</u>
Hydrological region	10		10
1 year growth factor	0.87		
2 year growth factor	0.93		
10 year growth factor	1.38		
30 year growth factor	1.7		
100 year growth factor	2.08		
200 year growth factor	2.37		

Results

Method	IH124
Flow rate 1 year (l/s)	1.3 l/s
Flow rate 2 year (l/s)	1.4 l/s
Flow rate 10 years (l/s)	2.0 l/s
Flow rate 30 years (l/s)	2.5 l/s
Flow rate 100 years (l/s)	3.0 l/s
Flow rate 200 years (l/s)	3.5 l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.3) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at uksuds.com/terms-conditions (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Appendix F
Causeway Flow Calculations

Design Settings

Rainfall Methodology	FSR	Maximum Time of Concentration (mins)	30.00
Return Period (years)	100	Maximum Rainfall (mm/hr)	50.0
Additional Flow (%)	0	Minimum Velocity (m/s)	1.00
FSR Region	England and Wales	Connection Type	Level Soffits
M5-60 (mm)	19.000	Minimum Backdrop Height (m)	0.200
Ratio-R	0.270	Preferred Cover Depth (m)	1.200
CV	1.000	Include Intermediate Ground	✓
Time of Entry (mins)	5.00	Enforce best practice design rules	✓

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Diameter (mm)	Depth (m)
SW 1	0.002	5.00	129.100	450	0.700
SW 2	0.002	5.00	128.870	450	0.810
SW 3	0.002	5.00	129.400	450	0.960
SW 4	0.002	5.00	128.800	450	1.010
SW 5	0.000	5.00	128.800	450	1.100
Soakaway	0.000	5.00	128.350	1200	0.850

Links

Name	US Node	DS Node	Length (m)	ks (mm) / n	US IL (m)	DS IL (m)	Fall (m)	Slope (1:X)	Dia (mm)	T of C (mins)	Rain (mm/hr)
1.000	SW 1	SW 2	9.050	0.600	128.400	128.060	0.340	26.6	100	5.10	50.0
1.001	SW 2	SW 5	5.450	0.600	128.060	127.790	0.270	20.2	100	5.15	50.0
2.000	SW 3	SW 4	13.000	0.600	128.440	127.790	0.650	20.0	100	5.12	50.0
2.001	SW 4	SW 5	1.800	0.600	127.790	127.700	0.090	20.0	100	5.14	50.0
1.002	SW 5	Soakaway	4.110	0.600	127.700	127.500	0.200	20.6	100	5.19	50.0

Name	Vel (m/s)	Cap (l/s)	Flow (l/s)	US Depth (m)	DS Depth (m)	Σ Area (ha)	Σ Add Inflow (l/s)	Pro Depth (mm)	Pro Velocity (m/s)
1.000	1.502	11.8	0.4	0.600	0.710	0.002	0.0	12	0.668
1.001	1.726	13.6	0.7	0.710	0.910	0.004	0.0	16	0.921
2.000	1.734	13.6	0.4	0.860	0.910	0.002	0.0	11	0.739
2.001	1.734	13.6	0.7	0.910	1.000	0.004	0.0	16	0.926
1.002	1.711	13.4	1.4	1.000	0.750	0.008	0.0	22	1.119

Simulation Settings

Rainfall Methodology	FSR	Analysis Speed	Detailed
Rainfall Events	Singular	Skip Steady State	x
FSR Region	England and Wales	Drain Down Time (mins)	240
M5-60 (mm)	19.000	Additional Storage (m³/ha)	0.0
Ratio-R	0.270	Starting Level (m)	
Summer CV	1.000	Check Discharge Rate(s)	x
Winter CV	1.000	Check Discharge Volume	x

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440
----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	------

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
1	0	0	0
30	0	0	0
100	25	0	0

Node Soakaway Soakaway Storage Structure

Base Inf Coefficient (m/hr)	0.00360	Invert Level (m)	126.750	Depth (m)	1.000
Side Inf Coefficient (m/hr)	0.00360	Time to half empty (mins)	9500	Inf Depth (m)	1.000
Safety Factor	2.0	Pit Width (m)	3.000	Number Required	1
Porosity	0.95	Pit Length (m)	3.000		

Results for 1 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
30 minute summer	SW 1	19	128.411	0.011	0.3	0.0018	0.0000	OK
30 minute summer	SW 2	19	128.075	0.015	0.6	0.0023	0.0000	OK
30 minute summer	SW 3	19	128.450	0.010	0.3	0.0016	0.0000	OK
30 minute summer	SW 4	19	127.804	0.014	0.6	0.0023	0.0000	OK
30 minute summer	SW 5	19	127.721	0.021	1.2	0.0034	0.0000	OK
600 minute summer	Soakaway	360	126.915	-0.585	0.4	1.4124	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)
30 minute summer	SW 1	1.000	SW 2	0.3	0.510	0.025	0.0054
30 minute summer	SW 2	1.001	SW 5	0.6	0.854	0.044	0.0038
30 minute summer	SW 3	2.000	SW 4	0.3	0.542	0.022	0.0072
30 minute summer	SW 4	2.001	SW 5	0.6	0.642	0.044	0.0017
30 minute summer	SW 5	1.002	Soakaway	1.2	1.028	0.089	0.0048
600 minute summer	Soakaway	Infiltration		0.0			

Results for 30 year Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	SW 1	11	128.417	0.017	0.7	0.0026	0.0000	OK
15 minute summer	SW 2	11	128.083	0.023	1.4	0.0036	0.0000	OK
15 minute summer	SW 3	11	128.456	0.015	0.7	0.0025	0.0000	OK
15 minute summer	SW 4	11	127.813	0.023	1.4	0.0036	0.0000	OK
15 minute summer	SW 5	11	127.733	0.033	2.8	0.0053	0.0000	OK
600 minute winter	Soakaway	420	127.246	-0.254	0.4	4.2409	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)
15 minute summer	SW 1	1.000	SW 2	0.7	0.650	0.059	0.0098
15 minute summer	SW 2	1.001	SW 5	1.4	1.088	0.103	0.0070
15 minute summer	SW 3	2.000	SW 4	0.7	0.675	0.051	0.0136
15 minute summer	SW 4	2.001	SW 5	1.4	0.784	0.103	0.0032
15 minute summer	SW 5	1.002	Soakaway	2.8	1.288	0.208	0.0089
600 minute winter	Soakaway	Infiltration		0.0			

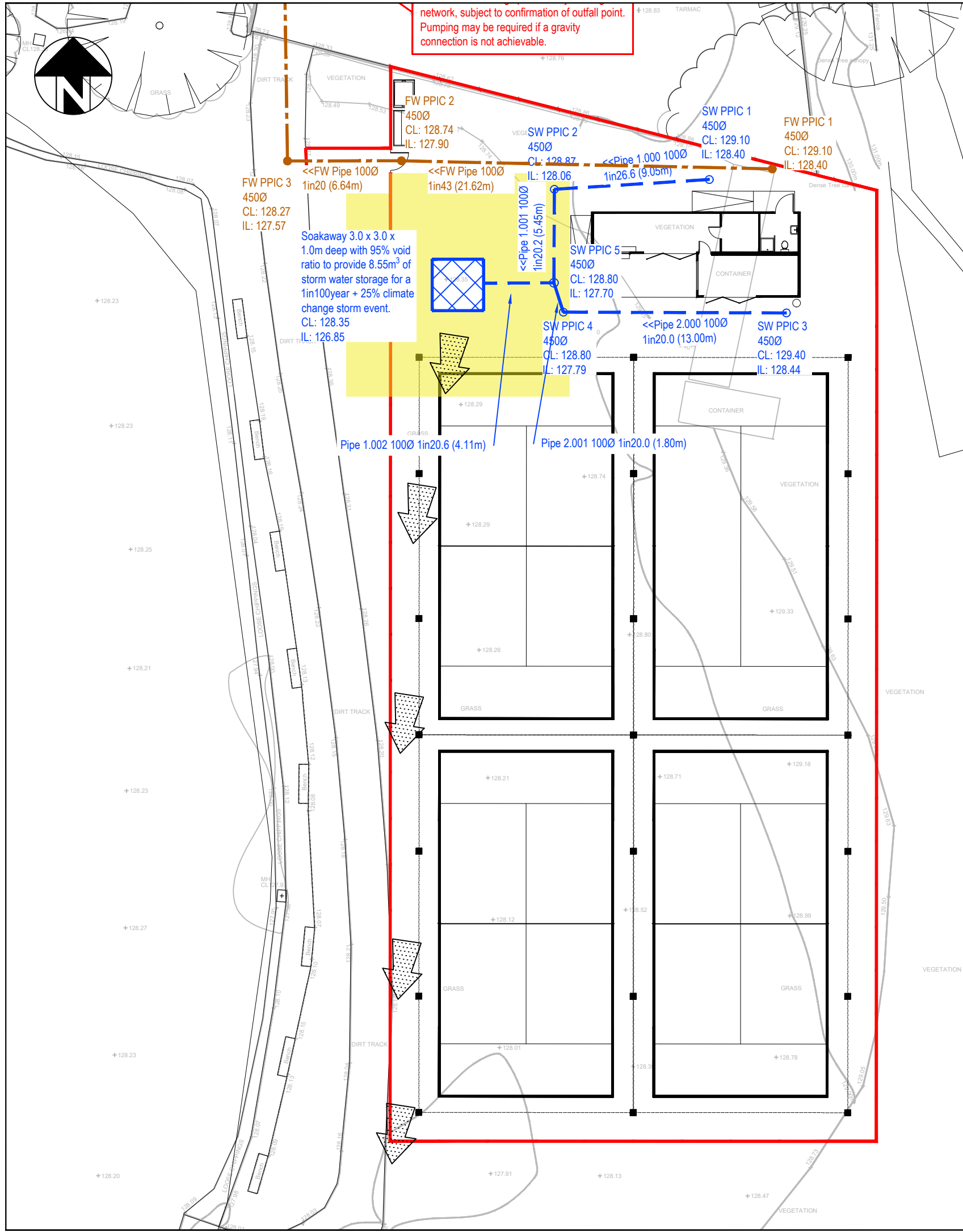
Results for 100 year +25% CC Critical Storm Duration. Lowest mass balance: 100.00%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
15 minute summer	SW 1	10	128.422	0.021	1.2	0.0034	0.0000	OK
15 minute summer	SW 2	10	128.090	0.030	2.4	0.0047	0.0000	OK
15 minute summer	SW 3	10	128.460	0.020	1.2	0.0032	0.0000	OK
15 minute summer	SW 4	10	127.821	0.031	2.4	0.0049	0.0000	OK
15 minute summer	SW 5	10	127.745	0.045	4.7	0.0071	0.0000	OK
1440 minute winter	Soakaway	930	127.708	0.208	0.4	8.4230	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	DS Node	Outflow (l/s)	Velocity (m/s)	Flow/Cap	Link Vol (m³)
15 minute summer	SW 1	1.000	SW 2	1.2	0.749	0.100	0.0144
15 minute summer	SW 2	1.001	SW 5	2.4	1.252	0.174	0.0103
15 minute summer	SW 3	2.000	SW 4	1.2	0.758	0.087	0.0205
15 minute summer	SW 4	2.001	SW 5	2.4	0.869	0.173	0.0049
15 minute summer	SW 5	1.002	Soakaway	4.7	1.460	0.348	0.0132
1440 minute winter	Soakaway	Infiltration		0.0			



Appendix G
Drainage Layout Drawing



- Key:**
- Proposed Surface Water Drainage
 - Proposed Foul Water Drainage
 - Red Line Boundary
 - Easement
 - Overland Flow Routes

Drainage Strategy

Surface Water

Based on a minimum acceptable infiltration rate of 1×10^{-6} m/s, and modeling using Causeway Flow software, the attenuation requirement for a 1in100year + 25% climate change storm event is **8.55m³**.

Storage will be provided via **SOAKAWAY 3.0 x 3.0 x 1.0m DEEP WITH 95% VOID RATIO.**

External surfaces and padel courts should comprise of permeable surfacing and as such does not contribute to impermeable area.

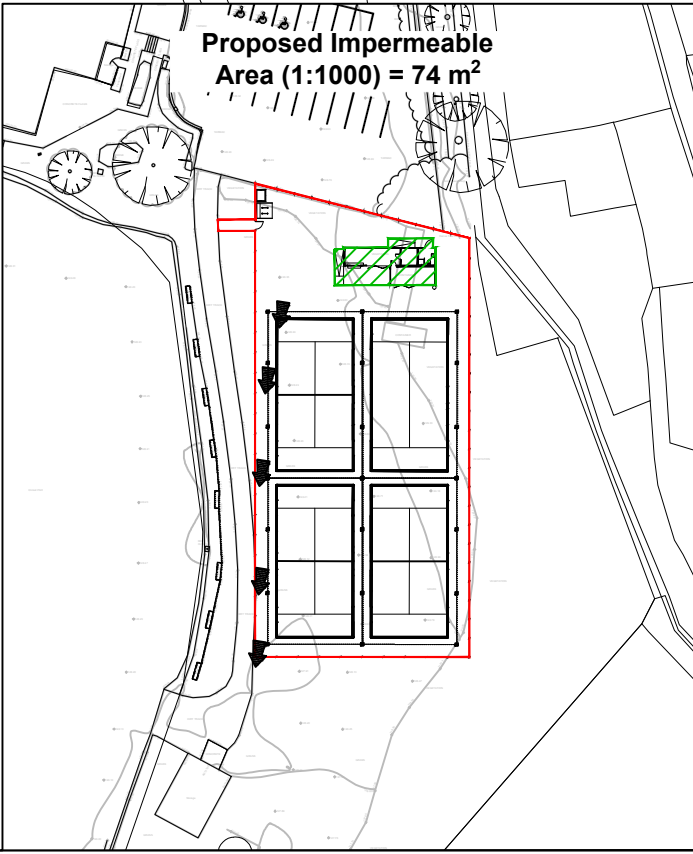
Foul Water

Foul water from the proposed clubhouse will discharge via a connection into the existing drainage system within the adjacent sports facility.

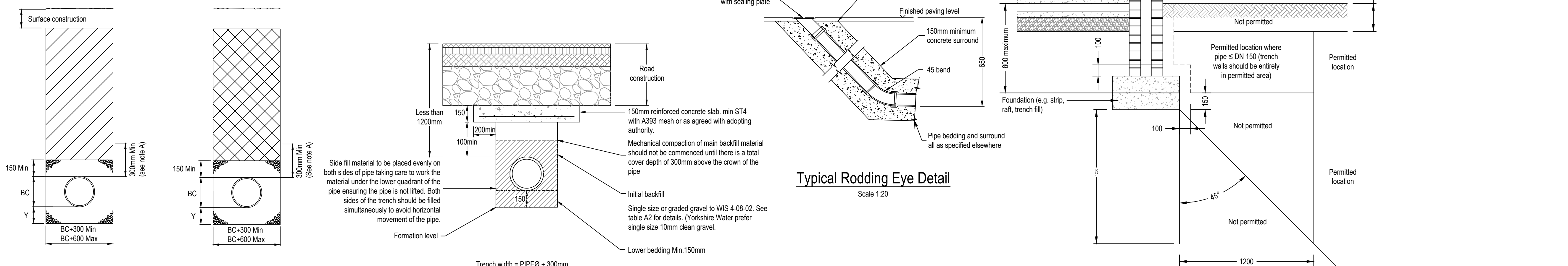
Notes

Exact level and location of outfall to existing foul network to be confirmed prior to work commencing on site.

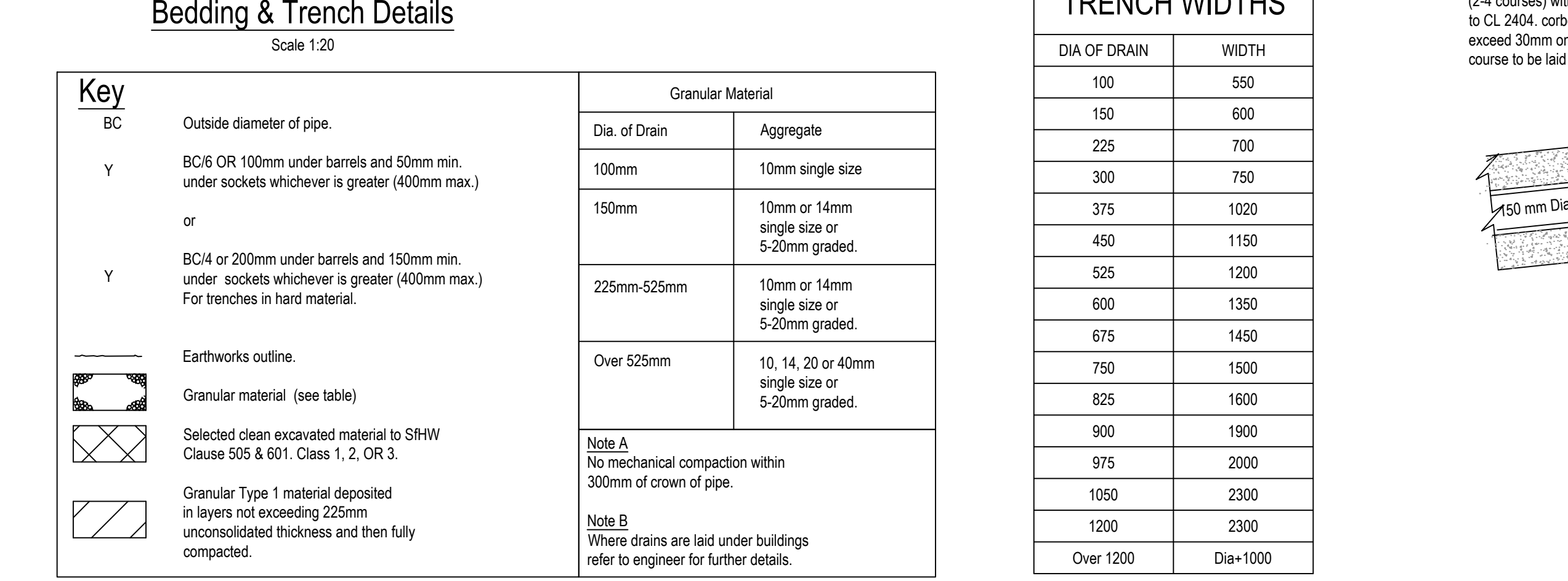
Site-specific infiltration rates and soakaway dimensions to be confirmed prior to work commencing on site. Rates should be confirmed in order to ensure that a suitable half drain time is achievable.



P01	Preliminary Issue	08.05.26	JE
		Transport & Infrastructure Consultants 15 St Paul's Street Second Floor Leeds LS1 2JG www.amatp.co.uk	
Project: Rochdale Cricket Lacross and Squash Club			
Client: Soul Padel Ltd			
Drawing: Drainage Layout Drawing			
Drawn By: JE		Date: 08.05.2026	
Checked: AY		Scale: 1:250	Paper: A3
Drawing No. AMA-300833-DS-001			Rev. P01



Scale 1:20



1:20

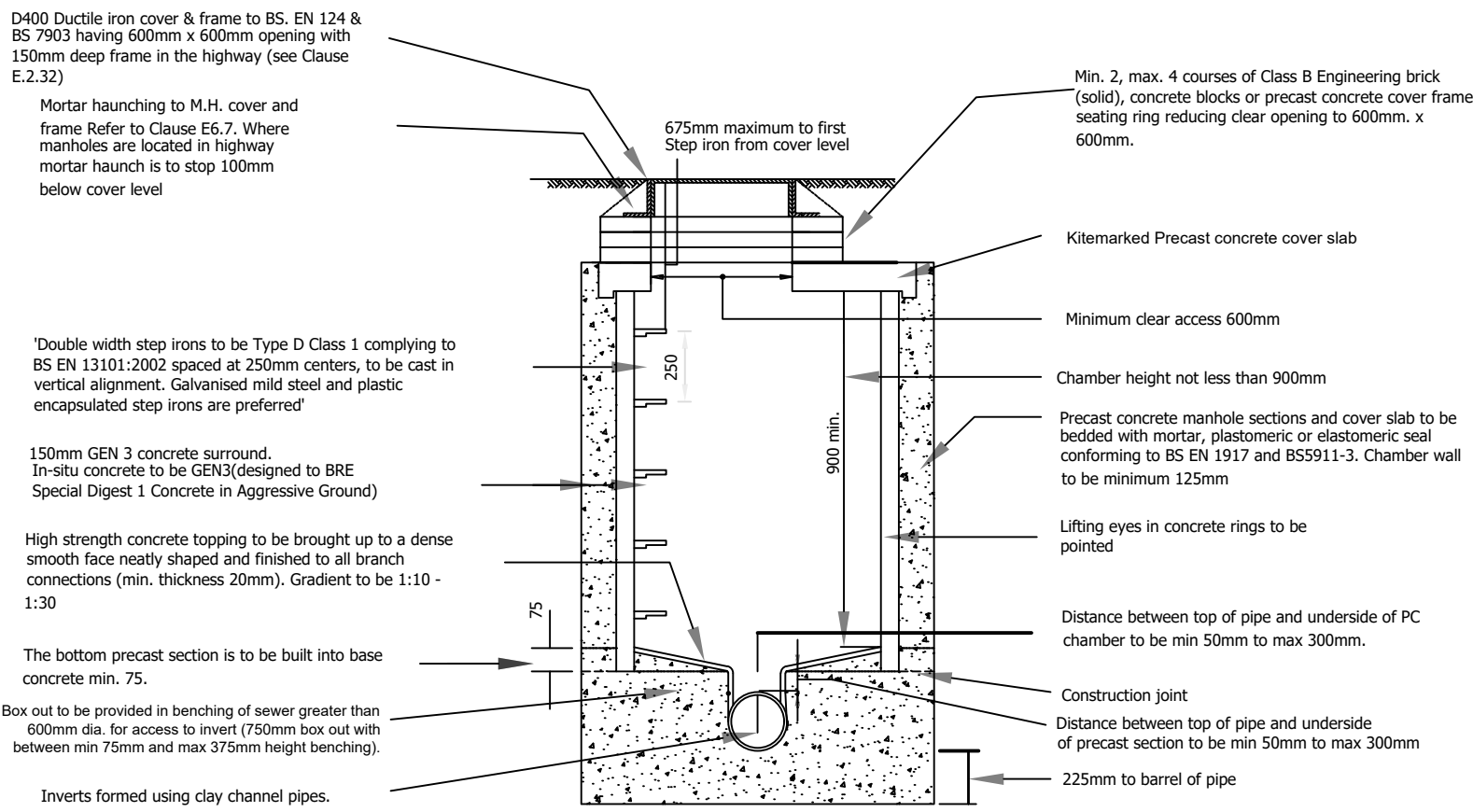
Surface Water Manhole Schedule						
Manhole Reference	Cover Level (m)	Invert Level (m)	Depth (m)	Type	Chamber Size (mm)	Cover Frame
SW1	129.1000	128.4000	0.7000	PPIC	450	B125
SW2	128.8700	128.0600	0.8100	PPIC	450	B125
SW3	129.4000	128.4400	0.9600	PPIC	450	B125
SW4	128.8000	127.7900	1.0100	PPIC	450	B125
SW5	128.8000	127.7000	1.1000	PPIC	450	B125

Foul/ Combined Water Manhole Schedule						
Manhole Reference	Cover Level (m)	Invert Level (m)	Depth (m)	Type	Chamber Size (mm)	Cover Frame
FW1	129.1000	128.4000	0.7000	PPIC	450	B125
FW2	128.7400	127.9000	0.8400	PPIC	450	B125
FW3	128.2700	127.5700	0.7000	PPIC	450	B125

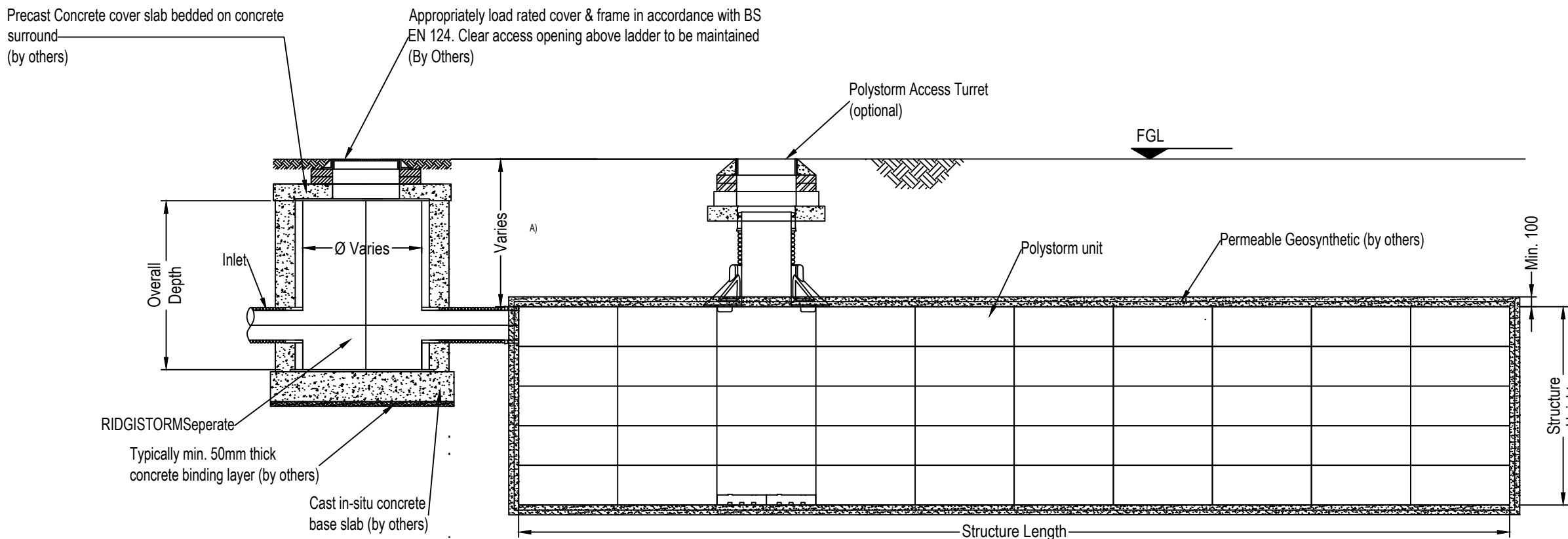
Typical Manhole Construction

Type B (Design and Construction Guidance)

Maximum depth from cover level to soffit of pipe 3000mm

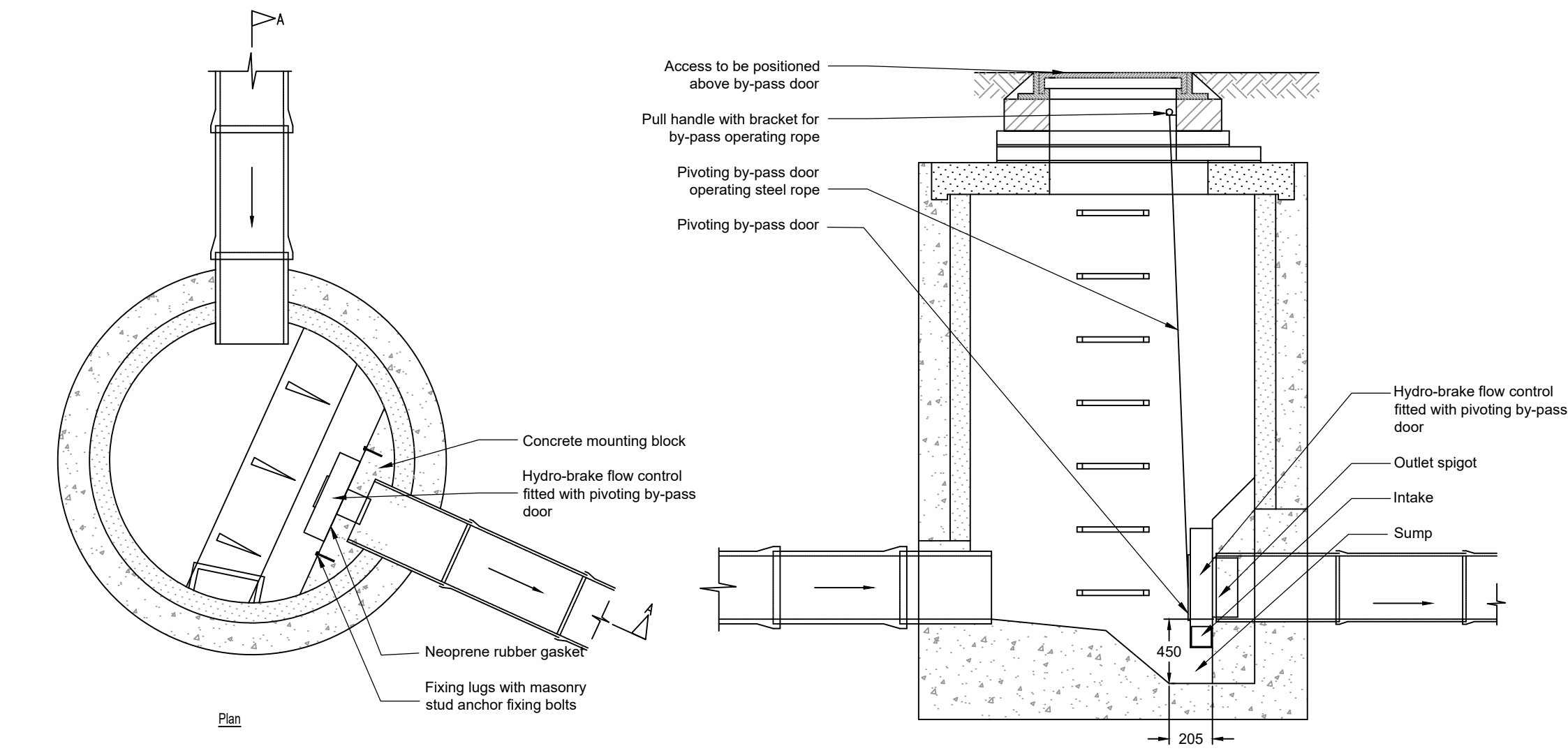


Section View



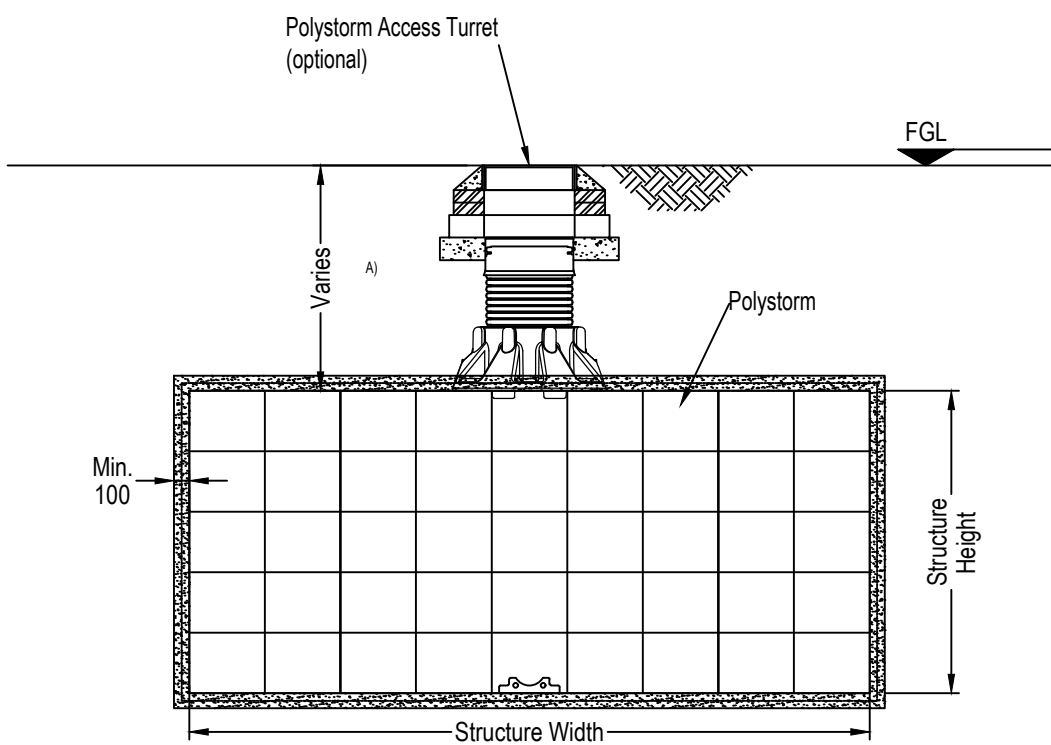
SECTION A-A

Scale (1:20)



Typical Hydrobrake Chamber

Scale 1:25



SECTION B-B

Scale (1:20)

P1	Preliminary - Initial Issue	08.05.26	JE
REV	DESCRIPTION	DATE	BY
 Project: Rochdale Cricket Lacross and Squash Club			
Client: Soul Padel Ltd			
Drawing: Private Drainage Details Sheet 2			
Drawn By:	JE	Date:	08.05.2026
Checked:	AY	Scale:	As Shown @ A1
Drawing No:	AMA-22777-D-502	Rev:	P1



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