

RESIDENTIAL DEVELOPMENT AT
BATTERSBY STREET AND ABBEY HEY LANE, OPENSHAW
SUSTAINABLE DRAINAGE SCHEME VERIFICATION REPORT

Client:

Wiggett Construction Ltd.
Viking House
449 Middleton Road
Chadderton
Oldham
OL9 9LB

Consultant:

Build Vision Ltd
Consulting Engineers
Suite 1, Westleigh House
Wakefield Road
Denby Dale
Huddersfield
HD8 8QJ

CONTENTS

1. INTRODUCTION
2. SUSTAINABLE DRAINAGE SCHEME VERIFICATION

Appendices:

APPENDIX A: SUSTAINABLE DRAINAGE SCHEME VERIFICATION

1. INTRODUCTION

- 1.1.1. The Build Vision Drainage Strategy Ref:1281, dated 21st July 2020 should be referred to for further information.

2. SUSTAINABLE DRAINAGE SCHEME VERIFICATION

2.1. Drainage Strategy

- 2.1.1. The drainage was designed in accordance with the drainage strategy and proposals submitted previously with the planning application. The site investigation confirmed that the site was not suitable for soakaways and there are no watercourses or surface water sewers in proximity of the site and therefore the foul and surface water were designed to discharge to the public combined sewer system, subject to United Utilities consent. Permeable pavements SUDs and cellular storage attenuation have been incorporated into the drainage design in the parking areas in conjunction with the piped drainage systems with flows restricted by flow control device to the minimum flow of 5 l/s from a minimum 100mm size flow control to prevent blockages and attenuation provided within the drainage system for storms up to 30 years in accordance with United Utilities requirements and within the site for storms up to 100 year plus a 40% allowance for climate change in accordance with planning policy guidance. A sewer connection application was submitted to United Utilities for the connection to the public combined sewer and consent was provided.

2.2. Drainage Verification

- 2.2.1. GNL and Wiggett Construction Ltd. have confirmed that the drainage has been installed as shown on the as built drawings and photos enclosed in Appendix A and the sustainable drainage scheme is complete and considered suitable for use.

APPENDIX A

SUSTAINABLE DRAINAGE SCHEME VERIFICATION

- § As Built Drainage Layout
- § Cellular Storage Photos
- § Hydro Brake Photos
- § Permeable Pavement Photos

NOTES

1. Do not scale from this drawing.
2. This drawing is to be read in conjunction with all relevant Architects and Engineers drawings and specifications.
3. All works and materials to be in accordance with current British Standards and Building Regulations.
4. The Architects site plan has been used as a base for this drawing. Please refer to the latest site plan.
5. Pipes with <300mm cover under non-vehicle areas and <900mm cover under vehicle areas are to be encased in concrete as shown on the pipe bedding drawing. A protection slab may be required for shallower pipes and will be indicated on the drawing. Please refer to manufacturers details for pipe material specific requirements. Adoptable sewers will require a minimum of 1200mm cover in accordance with sewerage undertakers requirements.
6. For any works on Public Sewers refer to Statutory Undertakers Drawings.
7. For drainage details refer to Build Vision 900 Series drawings.
8. All exg drains indicated ~~~~~ to be removed or grouted with PFA/Cement:Grout minimum ratio of 12:1.
9. RWP, SVP & Syphonic locations and sizes to be confirmed by the Architect.
10. Foul air traps to be provided on all gullies and aco channels.
11. Access fittings to be provided on all internal drainage.

Drain Connection	Access Fitting
0-12m	Type 1 (min 150x100mm)
12-22m (Junction)	Type 2 (min 225x100mm)
12-45m (into Manhole)	Type 2 (min 225x100mm)
12. All below ground slab foul drainage to be minimum 100mm diameter unless otherwise noted.
13. MAC indicates 300# mini access chamber.
14. PPIC indicates 475# Polypropylene Inspection Chamber.
15. All sewers to have concrete or class 'S' bed and surround in accordance with pipe bedding details drawing.
16. All pipes to WIS 4-35-01 and to be kite marked structural walled plastic, clay or concrete pipes suitable for use in Highways

ALL OUTLETS AND FITTINGS TO BE RODDABLE IN ACCORDANCE WITH BUILDING REGULATIONS

EXISTING DRAINAGE ON SITE TO BE INVESTIGATED/SURVEYED

AS BUILT.

AS-BUILT RECORD DRAWING:
This drawing is based on the latest issue construction drawings modified as necessary from information supplied by the contractor. This information has not been verified by Build Vision Consulting Engineers and cannot be guaranteed correct. Build Vision Consulting Engineers do not accept any responsibility for As Built information provided that does not comply with current design guides

A	17.02.22	SJC	As Built
P3	19.08.20	SJC	Amended rwp's,vp's to revised site plan
P2	20.07.20	SJC	plot 12,14 foul svps
P1	15.07.20	SJC	Preliminary Issue

Rev	Date	By	Checked	Remarks
-----	------	----	---------	---------

Project
Abbey Hey Lane, Battersby Street
Openshaw
Manchester

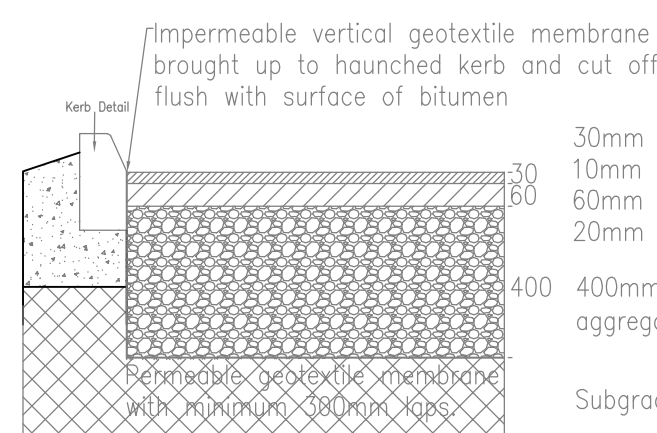
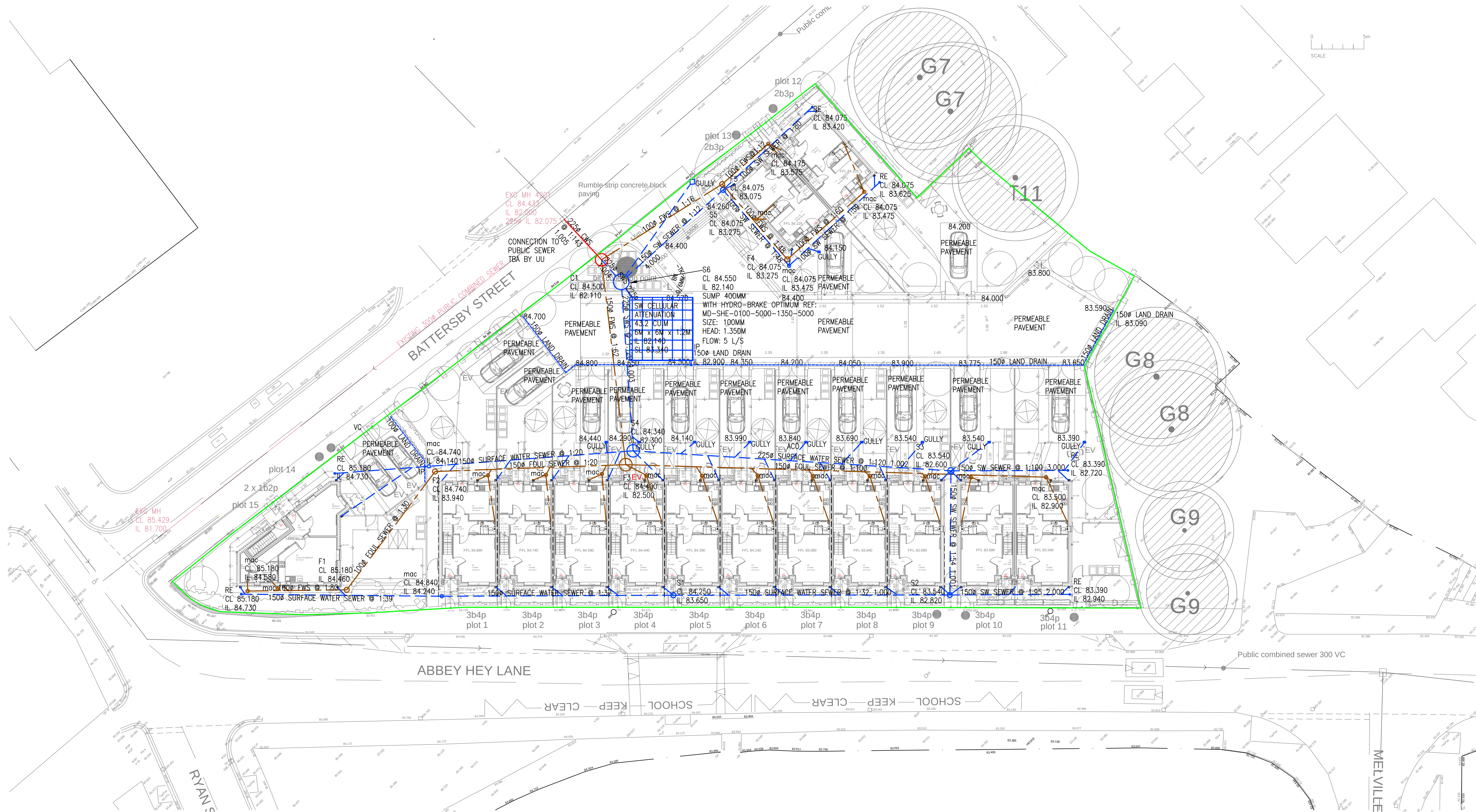
Client
Wiggett Construction Ltd.

Drawing
Drainage Layout

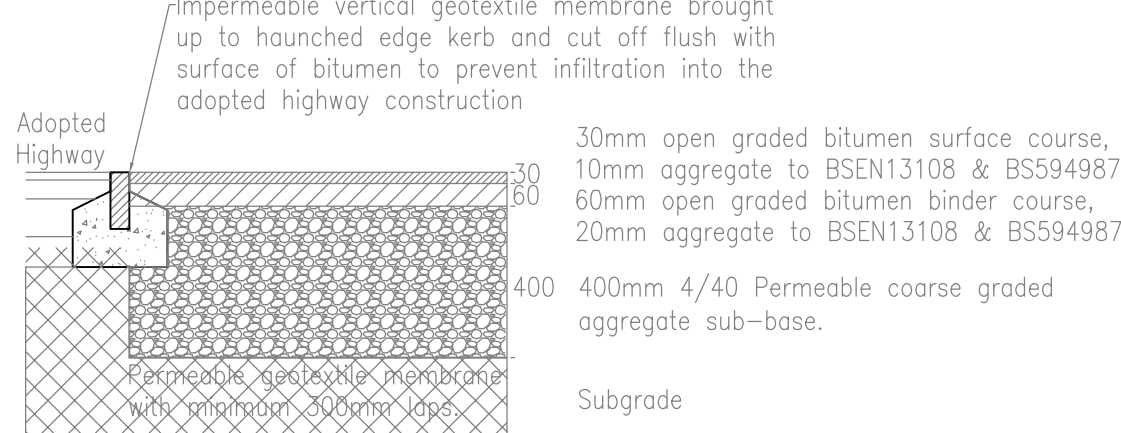
Number	1281-900	Rev	A
Scale	1:200@A1	Drawn	SJC
Checked		Date	Jul 2020

Build Vision
Consulting Engineers

Suite 1, Westleigh House, Wakefield Road,
Denby Dale, Huddersfield HD8 8JU
Tel. 01484 868257 email: mail@bvconsulting.co.uk



POROUS TARMAK FOR CAR PARK AREAS



POROUS TARMAK FOR CAR PARK AREAS

SURFACE WATER MANHOLE SCHEDULE									
MH	COVER LEVEL	INVERT LEVEL	DEPTH	>#	PIPE	MH TYPE	MH #	COVER/FRAME	ACCESS
S1	84.250	83.650	0.750	150#	PPIC	475#	B125	440#	
S2	83.540	82.800	0.720	150#	PPIC	475#	B125	440#	
S3	83.540	82.800	0.940	225#	PPIC	600#	B125	600#	
S4	84.340	82.300	2.040	225#	TYPE 1	1200#	D400 150	600x600	
S5	84.075	83.275	0.800	150#	PPIC	475#	B125	440#	
S6	84.550	82.140	2.410	225#	CONTROL	1500#	D400	1200x675	

FOUL WATER MANHOLE SCHEDULE									
MH	COVER LEVEL	INVERT LEVEL	DEPTH	>#	PIPE	MH TYPE	MH #	COVER/FRAME	ACCESS
F1	85.180	84.460	0.720	100#	PPIC	475#	B125	440#	
F2	84.740	83.940	0.800	150#	PPIC	475#	B125	440#	
F3	84.400	82.500	1.900	150#	TYPE 1	1200#	D400 150	600x600	
F4	84.075	83.275	0.800	150#	PPIC	475#	B125	440#	
F5	84.075	83.075	1.000	150#	PPIC	475#	B125	440#	

COMBINED WATER MANHOLE SCHEDULE									
MH	COVER LEVEL	INVERT LEVEL	DEPTH	>#	PIPE	MH TYPE	MH #	COVER/FRAME	ACCESS
C1	84.500	82.110	2.390	225#	TYPE 1	1200#	D400 150	600x600	











