

Our Ref: 882187 LLFA L02

For the attention of Laura Peacock

RE: Manchester College, Northenden – Technical Note

The site is located to the north-east of Sale Road and is currently occupied by Northenden College campus. The total site area is approximately 7.35Ha. The site can be accessed from Moss Hey Drive to the west of the site.

The site can be split into two areas; greenfield and brownfield, with the greenfield area covering the southern half of the site, namely plots 90-125 & 146-218, and the brownfield area covering the northern half of the site, namely plots 1-89, 126-145 & 218-224.

For the purpose of build programming, the site has been split into two build phases; 1 & 2. There is a red line shown on the P1 drainage layout which splits the site into these phases. Phase 1 lies to the south and includes plots both in greenfield and brownfield areas. For clarity, the list of plots in Phase 1 is as follows: 79-132, 139-224. Phase 2 is brownfield and covers plots 1-78 & 133-138.

Phase 1 – Greenfield Area (Plots 90-125 & 146-218)

Finished floor levels are generally elevated above the existing ground levels by 450-600mm, although there may be instances where this figure is less. Groundwater was recorded as being 1.65-2.88m beneath existing ground levels. Infiltration rates for the greenfield area vary between 3.65 E-05 & 7.86 E-06. Each property is proposed to have its own individual soakaway, which is to be located a minimum of 1.0m above the groundwater level. The proposed soakaways are to be located a minimum of 5.0m away from buildings, as per Building Regulations Part H. The highways are to drain into a below ground piped drainage system, with a small number of plots draining into the heads of runs for the piped drainage system, in order for it to be adopted.

Phase 1 – Brownfield Area (Plots 79-89, 126-132, 139-145 & 219-224)

Finished floor levels are generally elevated above the existing ground levels by 450-600mm, with possible instances where this figure is less. Further site investigation has been undertaken in these areas, along with infiltration testing. Please refer to Betts GI report (20MIL039/GI) for more details. The drainage design shows the surface water from the plots draining into the proposed piped drainage system, which is proposed to be adopted. This is because the site investigation and soakaway tests confirms infiltration is not possible as this location is the previous site of the original building and is predominantly made ground.

Phase 2 - Brownfield Area (Plots 1-78 & 133-138)

Finished floor levels are generally elevated above the existing ground levels by 450-600mm, with possible instances where this figure is less. Further site investigation is to be undertaken, along with infiltration testing, to determine whether infiltration is viable for this area. The drainage design is currently based on infiltration not being viable for the brownfield area, with the surface water from the plots draining into the proposed piped drainage system, which is proposed to be adopted. Should infiltration prove to be viable for this area, then the proposed soakaways will be designed and sited in accordance with Building Regulations Part H, as noted above.



We trust this information is sufficient for your immediate needs, however, please do not hesitate to contact the undersigned if you require any further information.

Yours sincerely

RSK LDE LIMITED

A handwritten signature in blue ink, appearing to read 'Mark Rayner', is written over a faint, light blue horizontal line.

Mark Rayner

Associate Director