



Stubbs Mews

Surface water drainage verification statement

122597/FO/2019 • condition 5

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Introduction

The purpose of this document is to verify that the surface water drainage network has been implemented in accordance with the previous approved details.

Planning permission for the development was granted by Manchester City Council on 21 June 2019 under application number 122597/FO/2019.

Condition 5 of the approval relates to the surface water drainage design for the scheme and states that:

“Prior to the commencement of the development, a scheme for the drainage of surface water from the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. The development shall then be constructed in accordance with the approved details, within a previously agreed timescale. Prior to the first occupation of the development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.”

The proposed surface water drainage strategy for the site was submitted on 17 December 2019 and was approved under application number CDN/19/1020. The approved layout was shown on the following drawings:

- 308-01 160 rev. B Proposed drainage ground floor level sheet 1 of 3
- 308-01 161 rev. B Proposed drainage ground floor level sheet 2 of 3
- 308-01 162 rev. B Proposed drainage ground floor level sheet 3 of 3

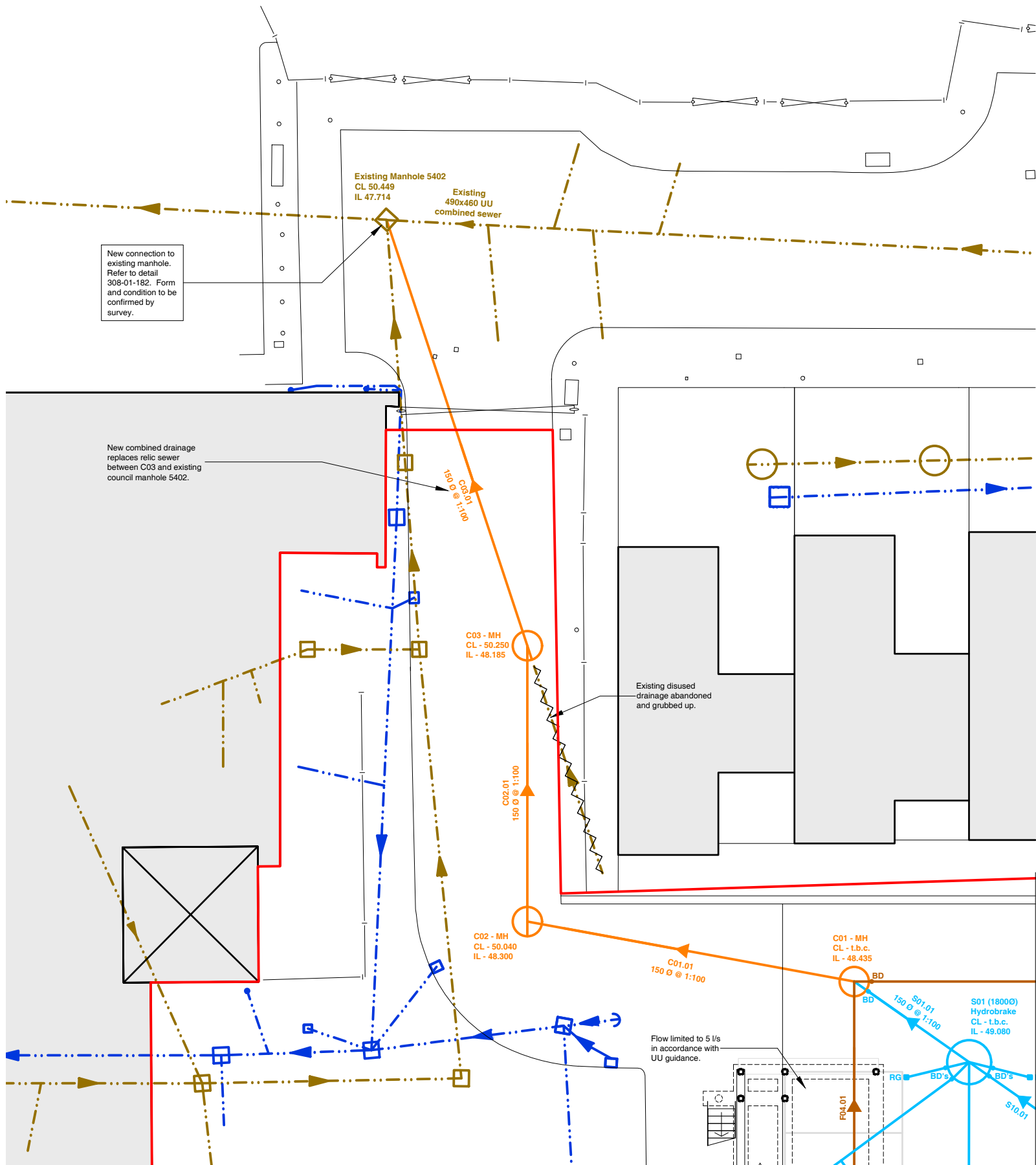
The decision notice noted that the plans are considered to be satisfactory, but the condition (05) cannot be formally discharged until a verification report is submitted to prove the scheme has been implemented in accordance with the previously approved details.

This report is intended to be submitted to the City Council to discharge condition 05.

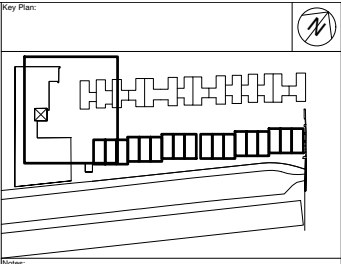
Please note that the drainage layout which was previously approved under CDN/19/1020 has since been revised to provide a more cost-efficient design. The principles of the approved design such as the volume of attenuation storage, overland flow and ratio of permeable/non-permeable surfacing remain unchanged however.

Approved surface water drainage layout

The following Joule drawings 308-01 160 rev. B, 161 rev. B and 162 rev. B show the surface water drainage design approved under application CDN/19/1020.



For continuation refer to drawing 308-01-161.



- Key:**
- Site Boundary, (taken from Architects drawings).
- Drainage Key:**
- Proposed Drainage, (Surface Water).
 - Proposed Drainage Attenuation Tank, (Surface Water).
 - Proposed Drainage, (foul).
 - Proposed Drainage, (combined foul & storm water).
- Legend:**
- BD - Back Drop.
 - RG - Road Gully.

All vent pipes and rainwater pipes are to be roddable above ground. Refer to Architects details.

Drainage gradients noted are minimum gradients between access points. Refer to invert levels at each end of drainage runs.

All surface water drainage 100mm Ø @ 1:80, unless noted otherwise.

All foul drainage 100mm Ø @ 1:80, unless noted otherwise.

Cover levels refer to Architects drawings.

INFORMATION RIBA STAGE 4

Date	Issue	Rev	Revised	Checked
06.03.20	Issued for Information.	B	TP	SW
28.02.20	Issued for Information, proposed building position updated, drainage drop positions updated, drainage layout updated, drainage levels updated.	B	TP	SW
01.11.19	Issued for Information, drainage layout updated.	A	TP	SW
06.09.19	Issued for Information.	-	TP	SW

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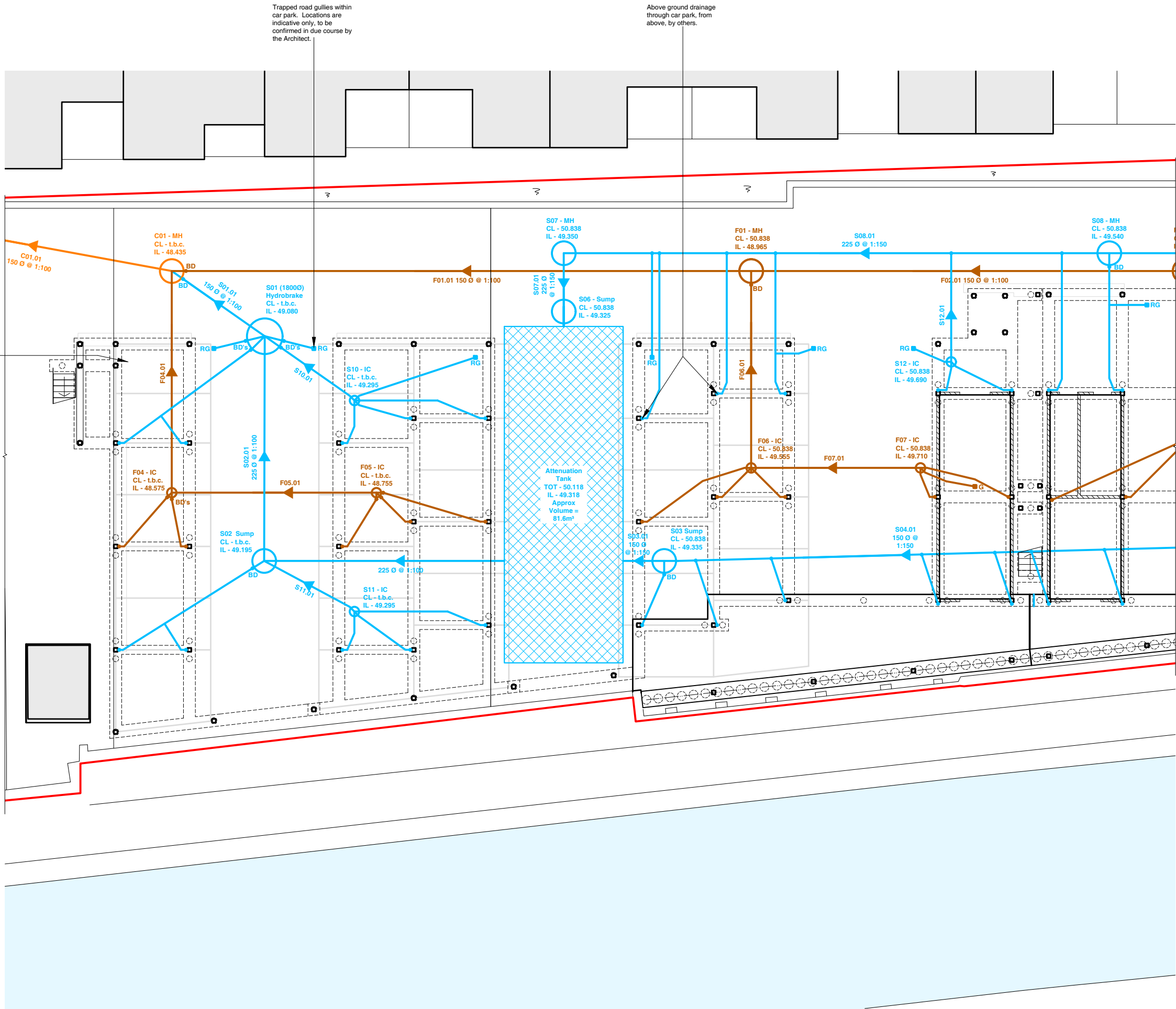
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Project:
Stubbs Mews,
Manchester.

Title:
Proposed,
Drainage,
Ground Floor Level,
Sheet 1 of 3.

Job No:	308-01	Orig No:	160	Rev:	B
Scale:	1:200 @ A3	Date:	09.19	Drawn:	TP



1. This drawing is to be read in conjunction with the site survey and all relevant Architects and Engineers drawings and the specification.
2. For general notes refer to drawing no. 308-01-N01 & N02.

Key:

Site Boundary, (taken from Architects drawings).

Drainage Key:

Proposed Drainage, (Surface Water).

Proposed Drainage Attenuation Tank, (Surface Water).

Proposed Drainage, (foul).

Proposed Drainage, (combined foul & storm water).

BD - Back Drop.

RG - Road Gully.

- All vent pipes and rainwater pipes are to be roddable above ground. Refer to Architects details.
- Drainage gradients noted are minimum gradients between access points. Refer to invert levels at each end of drainage runs.
- All surface water drainage 100mm Ø @ 1:80, unless noted otherwise.
- All foul drainage 100mm Ø @ 1:80, unless noted otherwise.
- Cover levels refer to Architects drawings.

INFORMATION RIBA STAGE 4

06.03.20	Issued for Information.	B	TP	SW
28.02.20	Issued for Information, proposed building position updated, drainage drop positions updated, drainage layout updated, drainage levels updated, tank layout updated.	B	TP	SW
01.11.19	Issued for Information, drainage layout updated.	A	TP	SW
06.09.19	Issued for Information.	-	TP	SW
Date	Issue	Rev	TP	Checked

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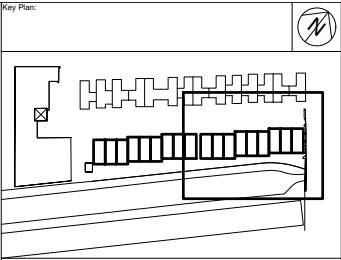
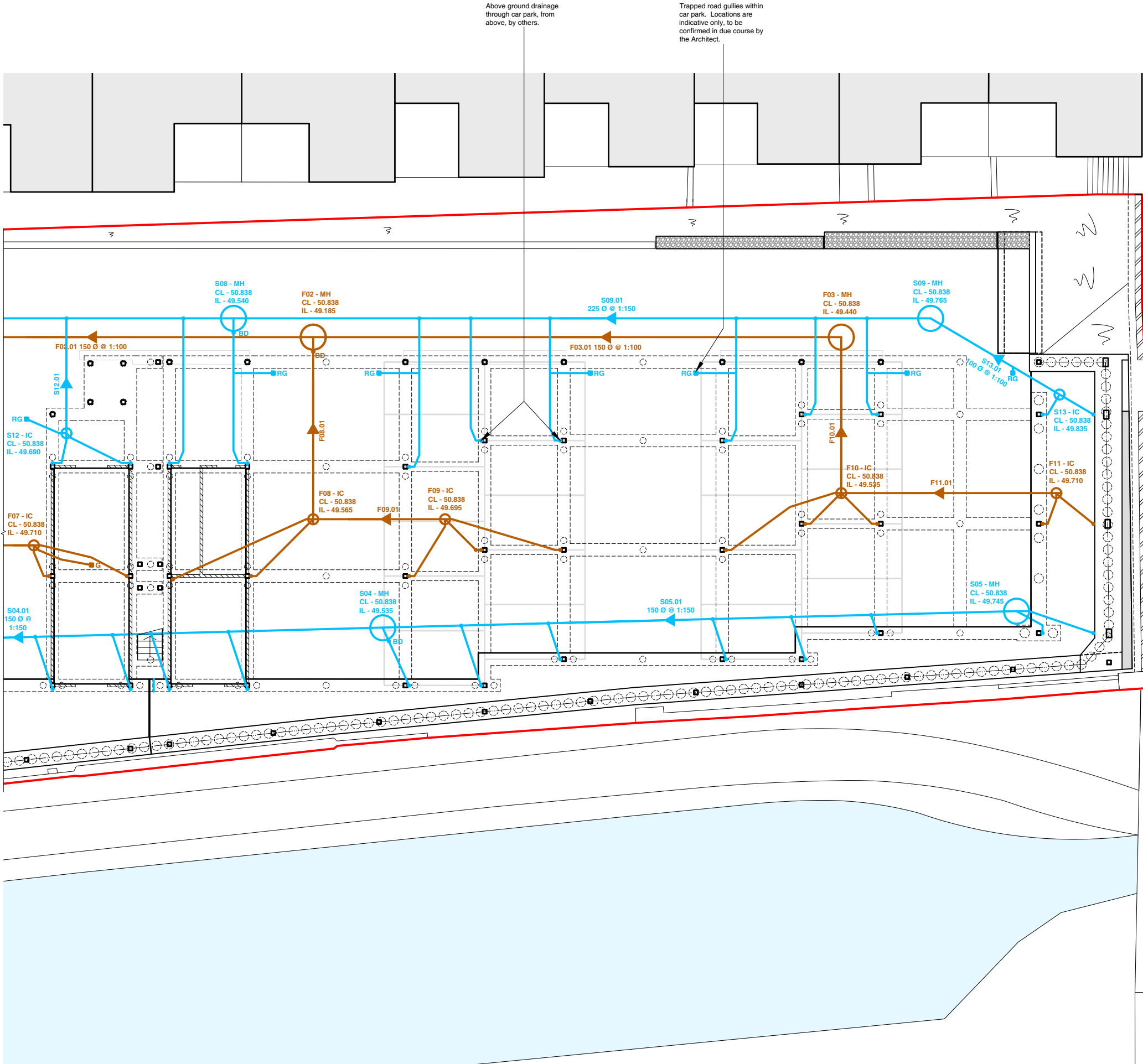
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Project:
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Manchester.

Title:
Proposed,
Drainage,
Ground Floor Level,
Sheet 2 of 3.

Job No:	308-01	Orig No:	161	Rev:	B
Scale:	1:200 @ A3	Date:	09.19	Drawn:	TP



1. This drawing is to be read in conjunction with the site survey and all relevant Architects and Engineers drawings and the specification.
2. For general notes refer to drawing no. 308-01-N01 & N02.

- Key:
- Site Boundary, (taken from Architects drawings).
- Drainage Key:
- Proposed Drainage, (Surface Water).
 - Proposed Drainage Attenuation Tank, (Surface Water).
 - Proposed Drainage, (foul).
 - Proposed Drainage, (combined foul & storm water).
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All vent pipes and rainwater pipes are to be roddable above ground. Refer to Architects details.

Drainage gradients noted are minimum gradients between access points. Refer to invert levels at each end of drainage runs.

All surface water drainage 100mm Ø @ 1:80, unless noted otherwise.

All foul drainage 100mm Ø @ 1:80, unless noted otherwise.

Cover levels refer to Architects drawings.

INFORMATION RIBA STAGE 4

Date	Issue	Rev	Revised	TP	SW	Checked
06.03.20	Issued for Information.		B	TP	SW	
28.02.20	Issued for Information, proposed building position updated, drainage drop positions updated, drainage layout updated, drainage levels updated, extent of BPW reduced RC retaining wall added.		B	TP	SW	
01.11.19	Issued for Information, drainage layout updated.		A	TP	SW	
06.09.19	Issued for Information.		-	TP	SW	

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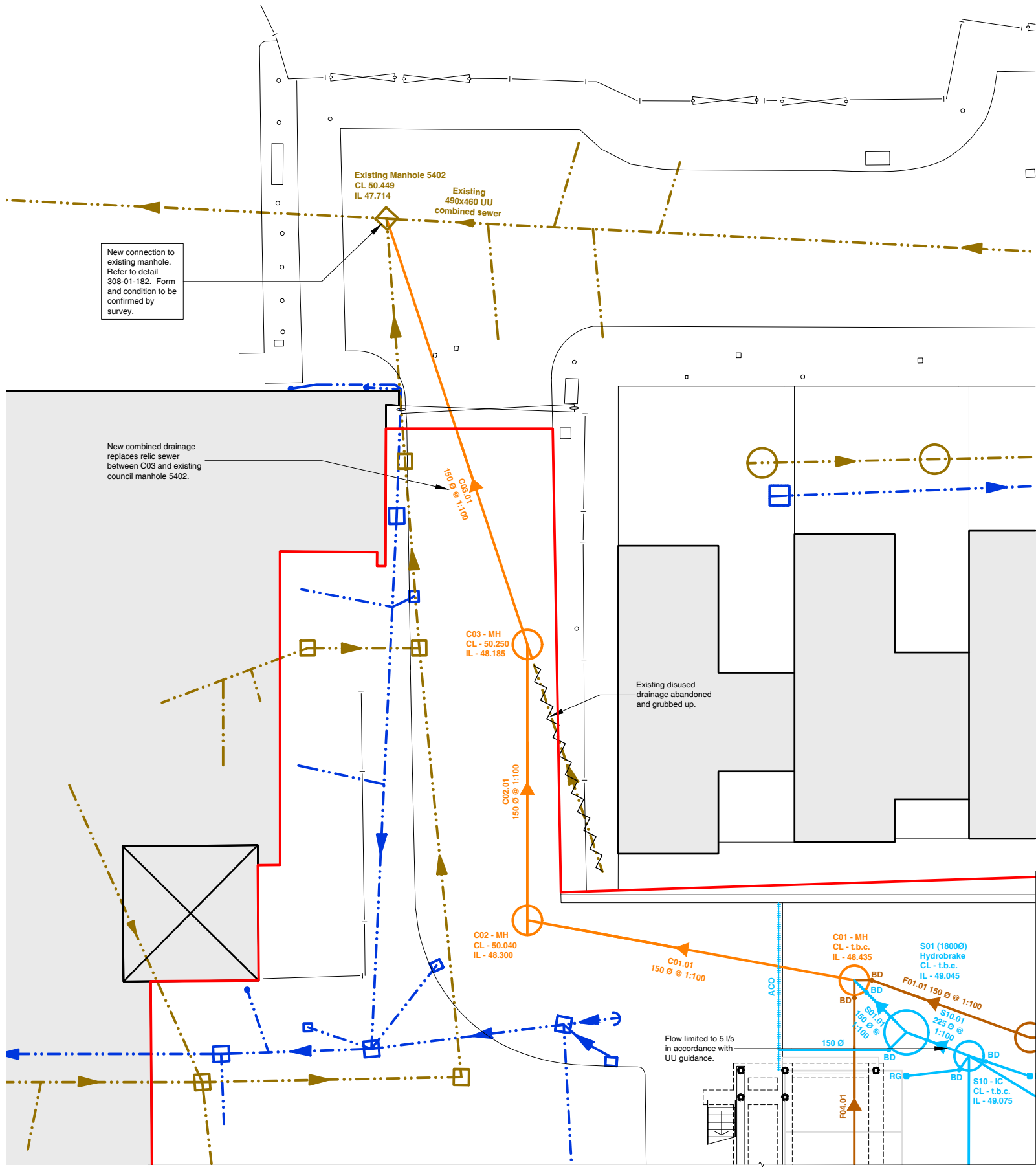
Project:
Stubbs Mews,
Manchester.

Title:
Proposed,
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Sheet 3 of 3.

Job No:	308-01	Orig No:	162	Rev:	B
Scale:	1:200 @ A3	Date:	06.19	Drawn:	TP

As-built surface water drainage layout

The following Joule drawings 308-01 160 rev. F, 161 rev. G and 162 rev. E show the final issue construction status drawings for the surface water drainage.



For continuation refer to drawing 308-01-161.

Key Plan:

Notes:

1. This drawing is to be read in conjunction with the site survey and all relevant Architects and Engineers drawings and the specification.
2. For general notes refer to drawing no. 308-01-N01 & N02.

Key:

- Site Boundary, (taken from Architects drawings).

Drainage Key:

- Proposed Drainage, (Surface Water).
- Proposed Drainage Attenuation Tank, (Surface Water).
- Proposed Drainage, (foul).
- Proposed Drainage, (combined foul & storm water).

Legend:

- BD - Back Drop.
- RG - Road Gully.
- G - Gully.
- RE - Rodding Eye.

All vent pipes and rainwater pipes are to be roddable above ground. Refer to Architects details.

Drainage gradients noted are minimum gradients between access points. Refer to invert levels at each end of drainage runs.

All surface water drainage 100mm Ø @ 1:80, unless noted otherwise.

All foul drainage 100mm Ø @ 1:80, unless noted otherwise.

Cover levels refer to Architects drawings.

FINAL DESIGN INFORMATION

16.07.21	Issued for Final Design Information.	F	TP	SW
20.10.20	Issued for Construction, foul and surface water drainage updated inline with site requirements.	E	TP	SW
18.08.20	Issued for Construction, foul & surface water runs & ICs omitted in line with drainage distributed under podium slab.	D	TP	SW
09.03.20	Issued for Construction, manhole C01 to C03 only.	C	TP	SW
06.03.20	Issued for Information.	B	TP	SW
28.02.20	Issued for Information, proposed building position updated, drainage drop positions updated, drainage layout updated, drainage levels updated.	B	TP	SW
01.11.19	Issued for Information, drainage layout updated.	A	TP	SW
06.09.19	Issued for Information.	-	TP	SW

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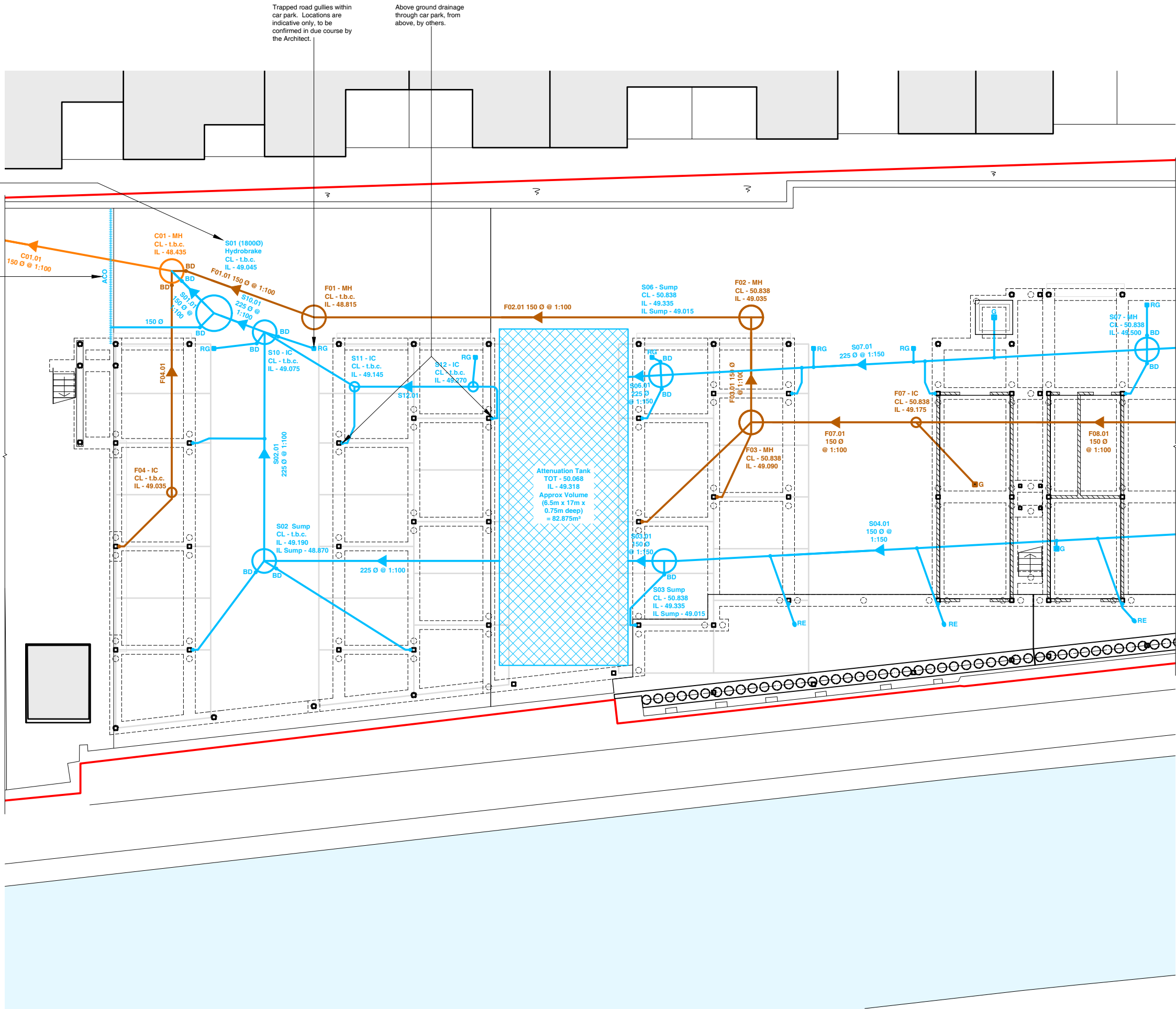
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Title:
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Sheet 1 of 3.

Job No:	308-01	Orig No:	160	Rev:	F
Scale:	1:200 @ A3	Date:	09.19	Drawn:	TP



Key Plan:

Notes:

- This drawing is to be read in conjunction with the site survey and all relevant Architects and Engineers drawings and the specification.
- For general notes refer to drawing no. 308-01-N01 & N02.

Key:

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Drainage Key:

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All foul drainage 100mm Ø @ 1:80, unless noted otherwise.

Cover levels refer to Architects drawings.

FINAL DESIGN INFORMATION

16.07.21	Issued for Final Design Information.	G	TP	SW
14.12.20	Issued for Construction, attenuation tank size updated in line with contractors requirements, masonry pier cut back RC facing wall extended.	F	TP	SW
20.10.20	Issued for Construction, foul and surface water drainage updated inline with site requirements.	E	TP	SW
08.10.20	Issued for Construction, end stair & lift updated, notes updated.	D	TP	SW
18.08.20	Issued for Construction, foul & surface water runs & ICs omitted in line with drainage distributed under podium slab.	C	TP	SW
06.03.20	Issued for Information.	B	TP	SW
28.02.20	Issued for Information, proposed building position updated, drainage drop positions updated, drainage layout updated, drainage levels updated, tank layout updated.	B	TP	SW
01.11.19	Issued for Information, drainage layout updated.	A	TP	SW
06.09.19	Issued for Information.	-	TP	SW
Date	Issue	Rev	Revised	Checked

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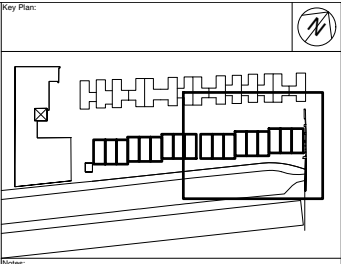
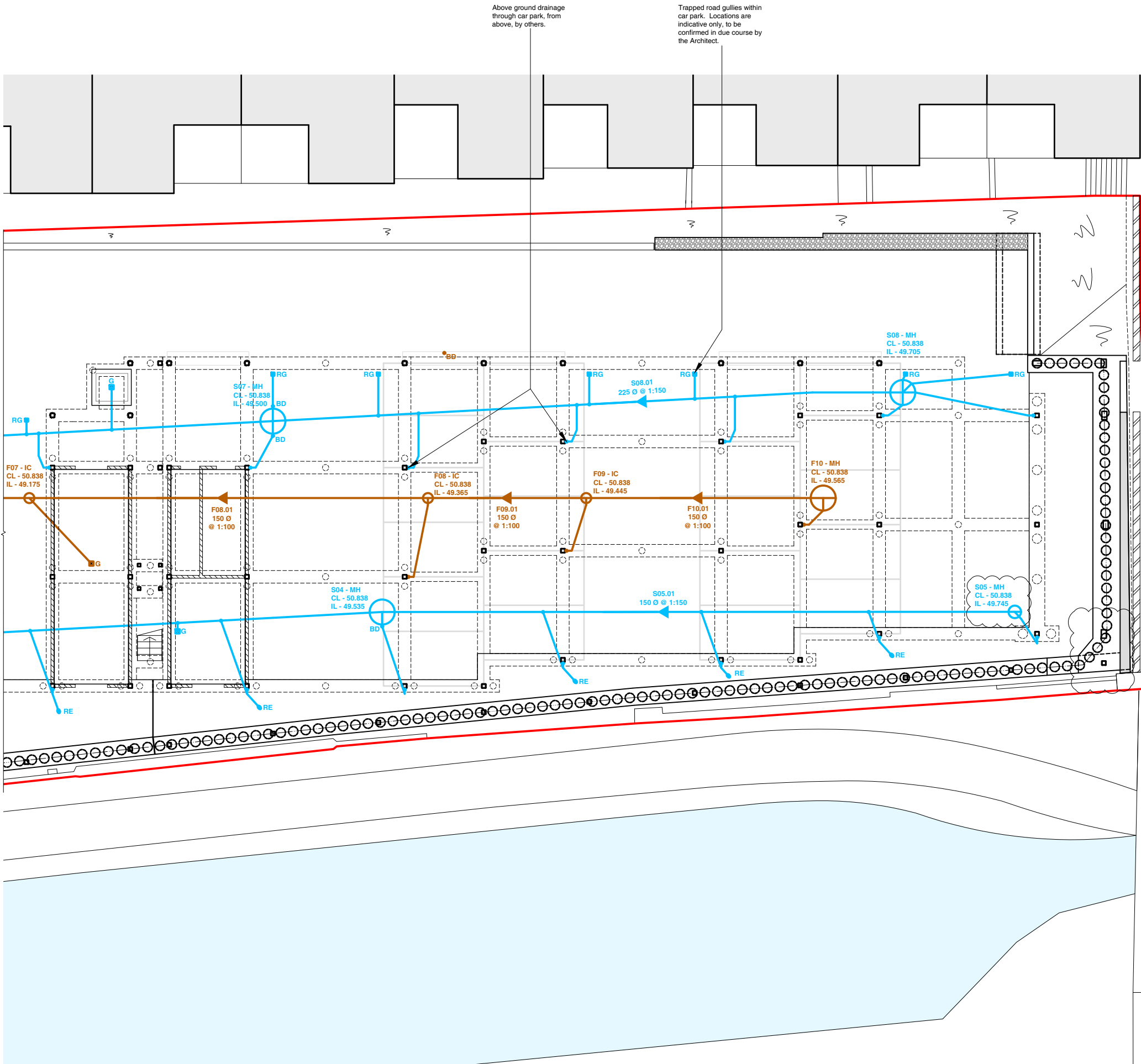
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Sheet 2 of 3.

Job No:	308-01	Dwg No:	161	Rev:	G
Scale:	1:200 @ A3	Date:	09.19	Drawn:	TP



- Notes:
1. This drawing is to be read in conjunction with the site survey and all relevant Architects and Engineers drawings and the specification.
 2. For general notes refer to drawing no. 308-01-N01 & N02.

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Cover levels refer to Architects drawings.

FINAL DESIGN INFORMATION

16.07.21	Issued for Final Design Information, manhole S05 updated, steel layout adjacent to Camruthers street brickwork pier updated.	E	TP	SW
20.10.20	Issued for Construction, foul and surface water drainage updated inline with site requirements.	D	TP	SW
18.08.20	Issued for Construction, foul & surface water runs & ICs omitted in line with drainage distributed under podium slab.	C	TP	SW
06.03.20	Issued for Information.	B	TP	SW
28.02.20	Issued for Information, proposed building position updated, drainage drop positions updated, drainage layout updated, drainage levels updated, extent of BPW reduced RC retaining wall added.	B	TP	SW
01.11.19	Issued for Information, drainage layout updated.	A	TP	SW
06.09.19	Issued for Information.	-	TP	SW
Date	Issue	Rev.	Revised	Checked

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Sheet 3 of 3.

Job No:	308-01	Org No:	162	Rev:	E
Scale:	1:200 @ A3	Date:	06.19	Drawn:	TP

Photographic verification of the as-built drainage

The following photos were taken during the construction of the surface water drainage system as evidence of the implementation.













