



White Shaw Farm
Heaton
Rushton Spencer
SK11 0SR

Oliver James Construction
The Colony
Wilmslow

11th Feb 2021

Re: Drainage Strategy Statement – 351, Palatine Rd, Northendon.

Dear Sirs,

It is proposed to redevelop the existing site with a 4 storey development consisting of commercial premises on the ground floor and 16 apartments on the upper floors. The site is approximately 0.124 hectares in total with 0.12 hectares of proposed impermeable area.

The geo-environmental report shows the underlying strata to be variable cohesive material to depth and although no formal soakaway testing has been carried out the strata encountered are not suitable for drainage via infiltration methods, also the space available within the development would not allow sufficient distance from the property and boundaries therefore, it has been concluded that disposal of surface water drainage using soakaways is not possible.

The nearest watercourse is too far away and would involve crossing several parcels of land which would prove impractical in terms of legal negotiations and buildability.

The surface water from the proposed development will therefore be drained in to the existing combined sewer within Palatine Rd and attenuated accordingly.

The discharge rate is to be restricted to greenfield run-off rates of 5l/s. The surface water run-off for a 1in100 year storm event plus 40% allowance for climate change and 10% allowance for urban creep is proposed to be stored on site by below ground plastic crates and the flow rate controlled by a vortex flow control unit.

Surface and ground levels will be profiled such that any temporary ponding and flooding will occur within the car parking and access road areas, ie, all levels will fall away from the properties.

The below ground foul water will drain by gravity in a separate system to a manhole at the site entrance and combine with the restricted surface water at a final combined manhole before connected in to the existing combined sewer within Palatine Rd.

Yours sincerely

S. Naylor

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