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Proposed Surface Water Management Plan

Development at

804-806 Oldham Road, Newton Heath, Manchester

Project: 20-296

Issue Status	Draft	Initial & date	Final	Initial & date		Initial & date
Report Author:	IA	July 2020	IA	July 2020		
Checked:						
Approved:	RJP	July 2020	RJP	July 2020		

PROPOSED DEVELOPMENT AT OLDHAM ROAD, NEWTON HEATH, MANCHESTER

Existing site and proposed development

The proposal involves the development of the existing vacant plot of land, with the development consisting of a new access road from Ridings Street to construct a two-storey building. This shall contain a showroom, storage and office space with additional car park and landscaping surrounding the building.



Site location

The site is located approx. 4.9 Kilometers to the east of Manchester City Centre and 9.2 Kilometres to the Centre of Oldham.

The site is generally a rectangular shape with the site topography being fairly level.

Historical maps for the period between 1885 and 1913 indicate that the site was occupied by a building, which extended to the adjacent side to the north east. From around 1913 onwards, further development occurred in the vicinity and included the land immediately to the south of the site boundary. The site seems to have remained unchanged at least until 1969.

The latest building founded on site was granted approval for demolition in 2012. Demolition works took place within the same year. The site is currently fenced off.

Existing information

From the information received including topography of the site, and site observations, it is most likely that the previous building was discharging into one of the the public sewers running along Oldham Road and Ridings Street. This would appear to be the most suitable location for discharging the foul drainage. Further investigation of this sewer will be required with depth and invert to be confirmed. The actual point of discharge of the foul drainage is to be agreed with United Utilities following the onsite investigations.

FOUL DRAINAGE

It is proposed that the foul drainage is collected into a system on site and then discharged via a single connection into the 525mm x 750mm public sewer that is located in Oldham Road. The topography of the site should allow the foul drainage to flow under gravity into the adjacent sewer system.

SURFACE WATER DRAINAGE

Requirement H3 of the Building Regulations 2000 states that the preferred hierarchy for disposal of surface water is infiltration then watercourse then sewer. Consideration must be given to the use of infiltration methods as a means of disposal of surface water run-off from the development. A preliminary assessment of the site indicated that the ground conditions should be generally made ground and backfill as demolition works have taken place in the past.

It is therefore unlikely that disposal of surface water from hardstanding and roof areas will be achieved by infiltration methods. The existing public sewer located in Oldham Road should therefore be utilised for the disposal of surface water from the proposed development. The proposed discharge from site is to be limited to 5.0 litres/second subject to confirmation by United Utilities with below ground attenuation designed for up to a 1 in 100 year storm event (+CC) to ensure the proposed development will not increase flood risk to the proposed development or to adjacent neighbouring sites.

SUMMARY

The site will be drained by separate foul and surface water systems into a final manhole within the site before connecting into the existing combined sewer located in Oldham Road.

Surface water will be collected from the roof rainwater down pipes, access road and car park and discharged to a surface water drain which in turn, will discharge into the final manhole on site. The surface water discharge is to be limited, to be agreed with local water authority.

APPENDIX - A

TIMESCALE AND MAINTENANCE OF WORKS

All drainage works will be completed prior to first occupation and there will be no adoption of any of the drainage works within the site. The owner of the properties will be responsible for the long term maintenance of all drains with a management company in place to maintain the surface water network within the site. Details of the management company will be confirmed in due course.

Maintenance of the attenuation to be carried out in accordance with manufacturer's recommendations together with the below schedule for all site drainage:

Category	Action	Frequency
Regular	General removal of litter and debris	Monthly maintenance or as required.
	Cleaning of gullies, drainage channel rainwater guttering to remove debris and silt build up.	Every 6 months, after autumn leaf fall or as necessary
	Cleaning of manholes to remove debris and silt build up	Annually after autumn leaf fall or as necessary
	Inspection of all access chambers, inspection chambers, manholes and attenuation units to identify and make good any defects as necessary.	Annually or as required
	Removal of silt build up from sump chamber upstream from attenuation storage.	Annually or as required.
	Check ventilation system on the attenuation is clear possibly with rods through access chambers	Annually or as required.
Corrective	Clear blockages in rainwater downpipes and branch connections.	As required
	Clear blockages in gully outlets, drainage channel sump units and branch connections.	As required
	Clear blockages in attenuation storage units by jetting through access chambers on the attenuation or upstream/downstream manholes	As required

APPENDIX - B

PROPOSED LAYOUT

APPENDIX - C

EXISTING SEWER NETWORK



SEWER RECORDS

Address or Site Reference
804 oldham road,

Scale: 1:1250
Date: 28/07/2020
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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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