

New Little Mill, Ancoats, Manchester

Report to Discharge Drainage Related Planning Condition No. 12

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Project No.: 3346

Project Title: New Little Mill, Ancoats, Manchester

Report Title: Report to Discharge Drainage Related Planning Condition No. 12

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Issue: 1

Status: Final

Date: 23.10.19

Record of Issue

Issue	Status	Author	Approved	Date
1	Final	Ann Bacon	Paul Graveney	23.10.19

Distribution

Issue	Organisation	Quantity
1	ECW	1

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1.0 Summary

This report has been prepared to remove the drainage related planning condition no. 12 which is applicable to Planning Consent 116300/FO/2017 for the conversion of an existing building to form 68 residential apartments, together with two storey roof top extension, hard landscaping, elevational alterations including re-instatement of windows and creation of window openings following demolition of three storey block and removal of steps to Jersey Street together with the creation of car parking, associated vehicular and pedestrian access off Radium Street, boundary treatment and other associated works. The existing building is New Little Mill, Jersey Street, Manchester M4 6JG.

2.0 Drainage Related Planning Condition

2.1 Planning Condition No. 12

The written planning condition is:

Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

1. Verification report providing photographic evidence of construction
2. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

2.2 Response to Remove Condition No. 12

1. The Verification photographs showing the construction of the SuDS geocellular attenuation tank installed by the contractor is included in Appendix A. This is in accordance with the details previously agreed. The current design drawings are included in Appendix B.
2. The geocellular storage tank and flow control will be privately owned and will be maintained by a management company set up to serve the development. The table below is an extract from CIRIA document C753 and this outlines the required programme of maintenance for the geocellular storage tank. This will be incorporated into the Maintenance Strategy for the development and will form the maintenance regime for the tank.

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required
Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

We consider the information provided is sufficient to remove this condition

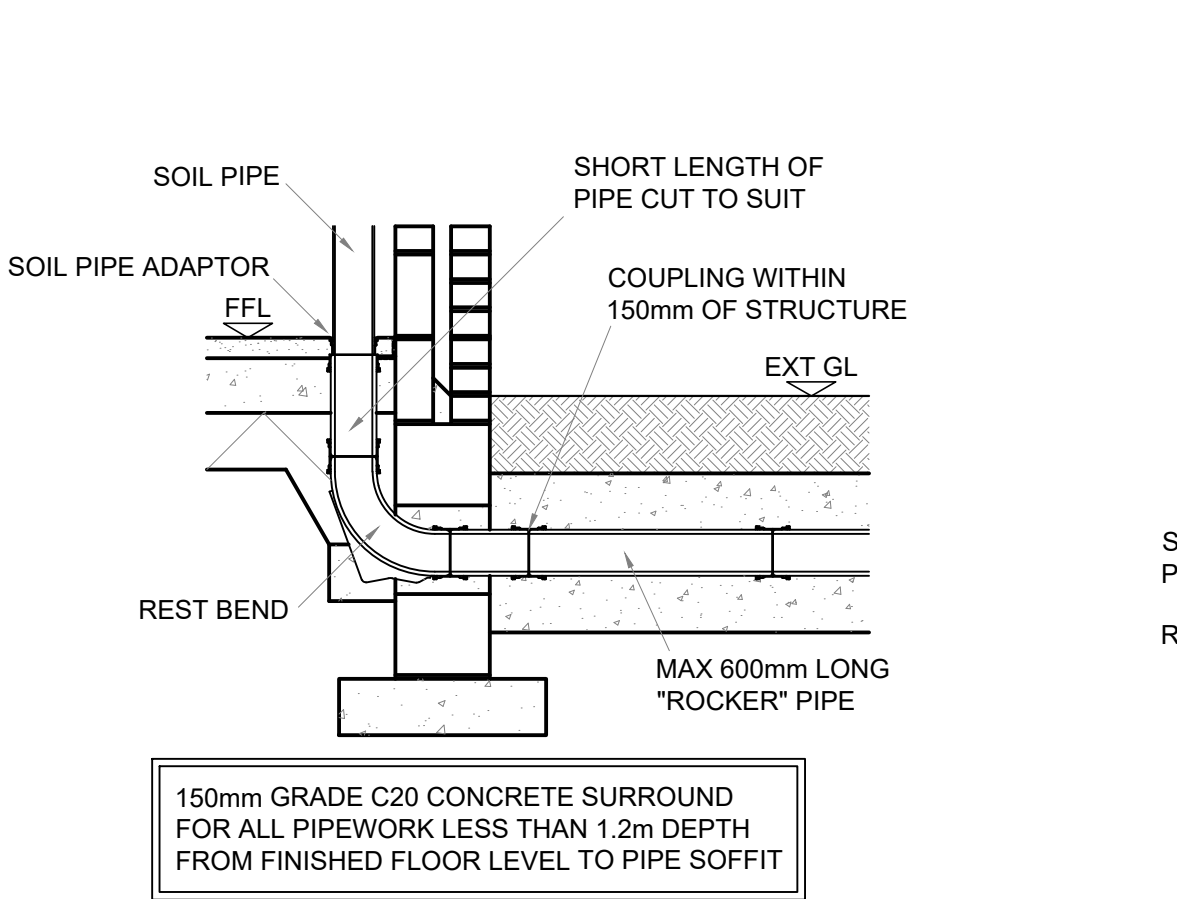
Appendix A – Verification Photographs



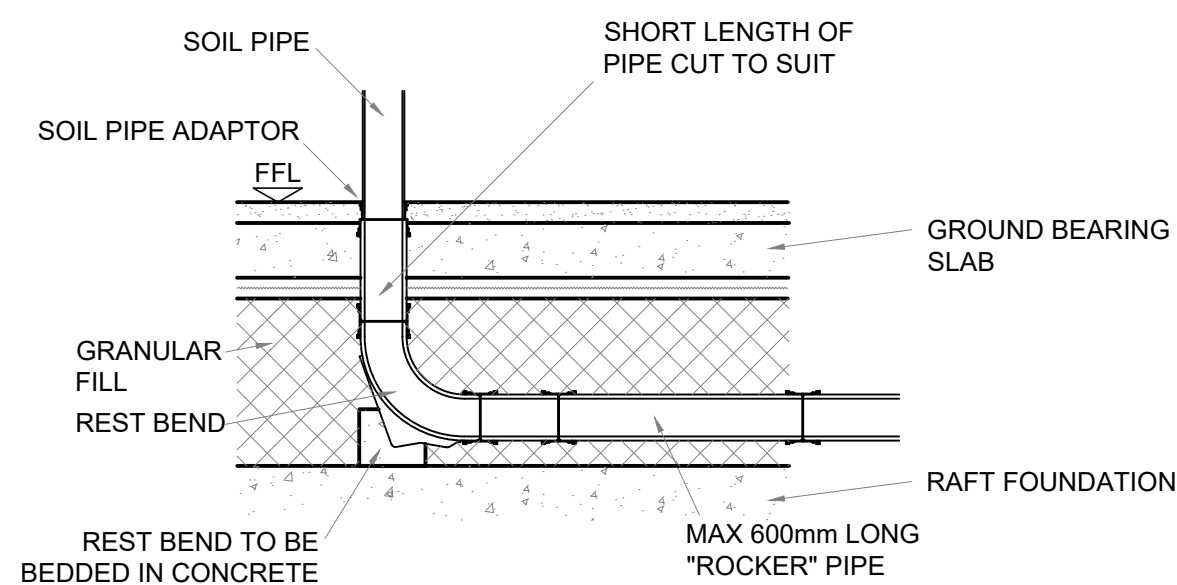


Appendix B – Scott Hughes Design Drawings

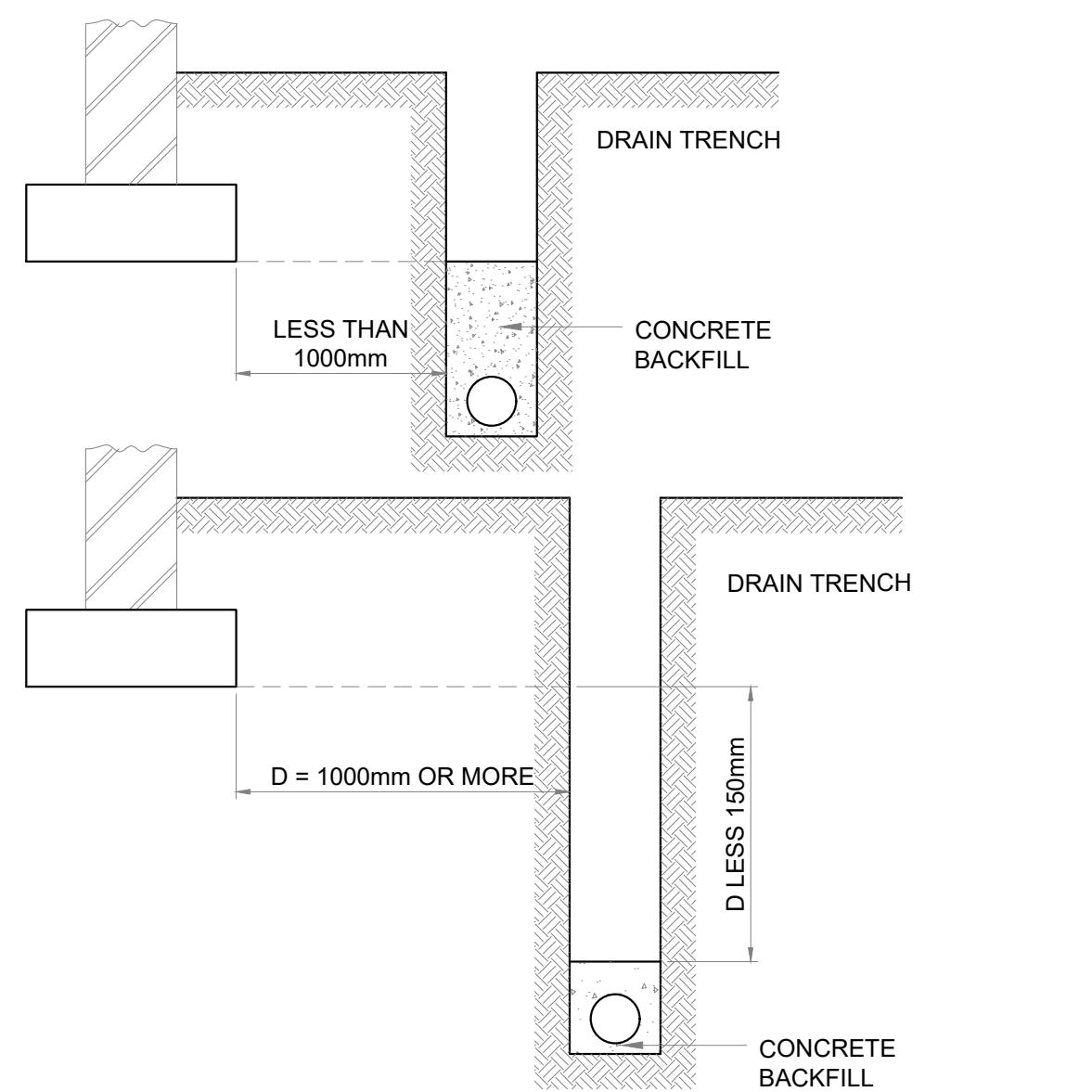
CONTENTS	
Identifier	Name
3346-SHD-00-ZZ-DR-C-0101	Drainage GA
3346-SHD-00-ZZ-DR-C-0104	Drainage Details 1 of 2
3346-SHD-00-ZZ-DR-C-0105	Drainage Details 2 of 2



SOIL AND VENT PIPE CONNECTION



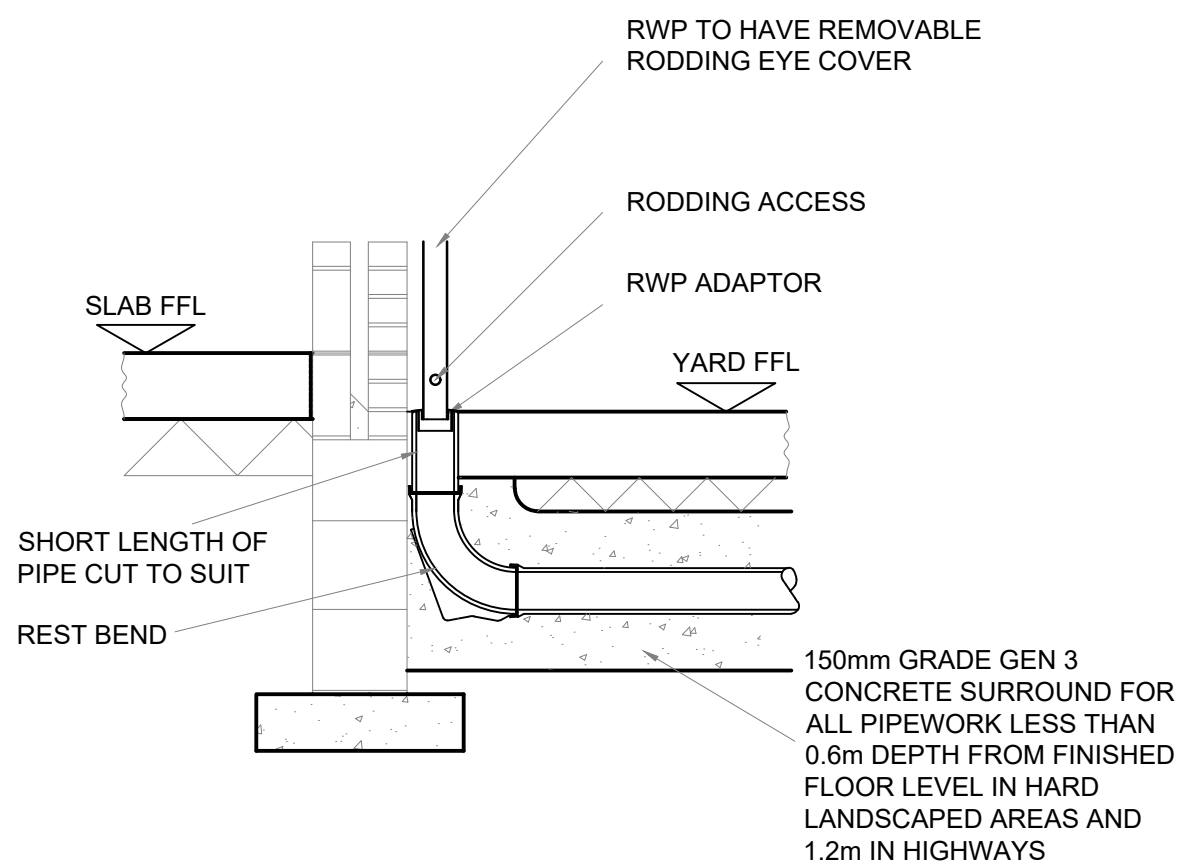
SOIL AND VENT PIPE CONNECTION
LOW LEVEL



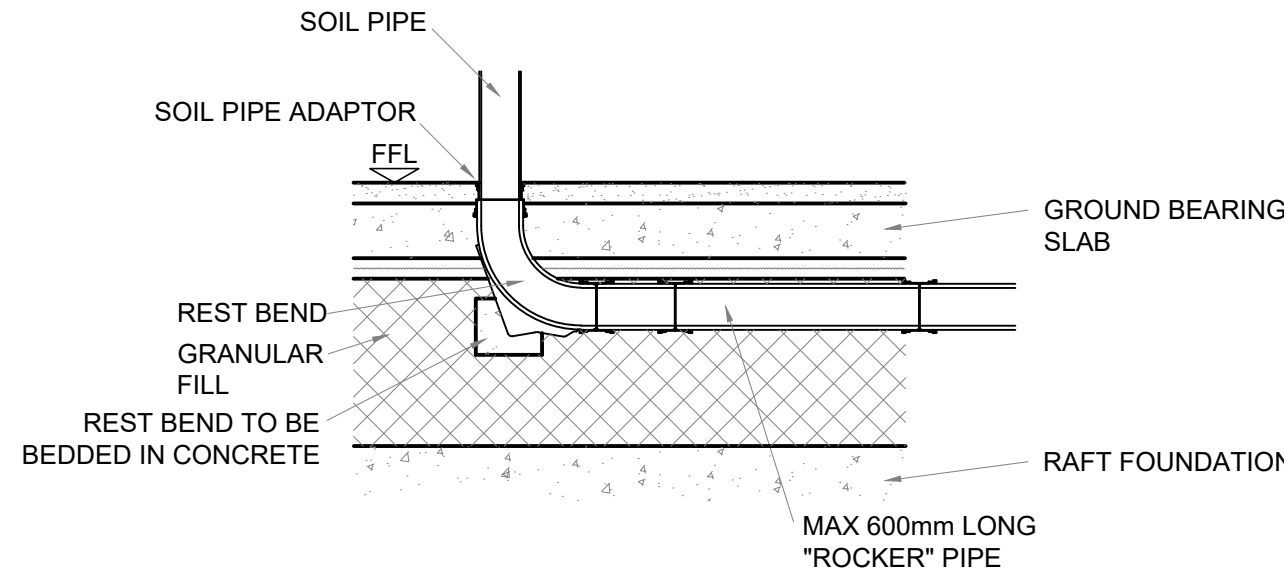
NOTES

- CONCRETE TO BE GRADE GEN 3
- JOINTS TO BE PROVIDED IN CONCRETE SURROUND AT NOT GREATER THAN 5.0m CENTRES. BUILDING REGULATIONS PART H1 PARA A11
- WHERE THE TRENCH IS WITHIN 1m OF THE BUILDING THE TRENCH SHALL BE FILLED WITH CONCRETE UP TO THE LOWEST LEVEL OF THE FOUNDATIONS. WHERE THE TRENCH IS FURTHER THAN 1000mm FROM THE BUILDING, THE TRENCH SHALL BE FILLED WITH CONCRETE UP TO A LEVEL, BELOW THE LOWEST LEVEL OF THE FOUNDATION, EQUAL TO THE DISTANCE FROM THE BUILDING LESS 150mm.

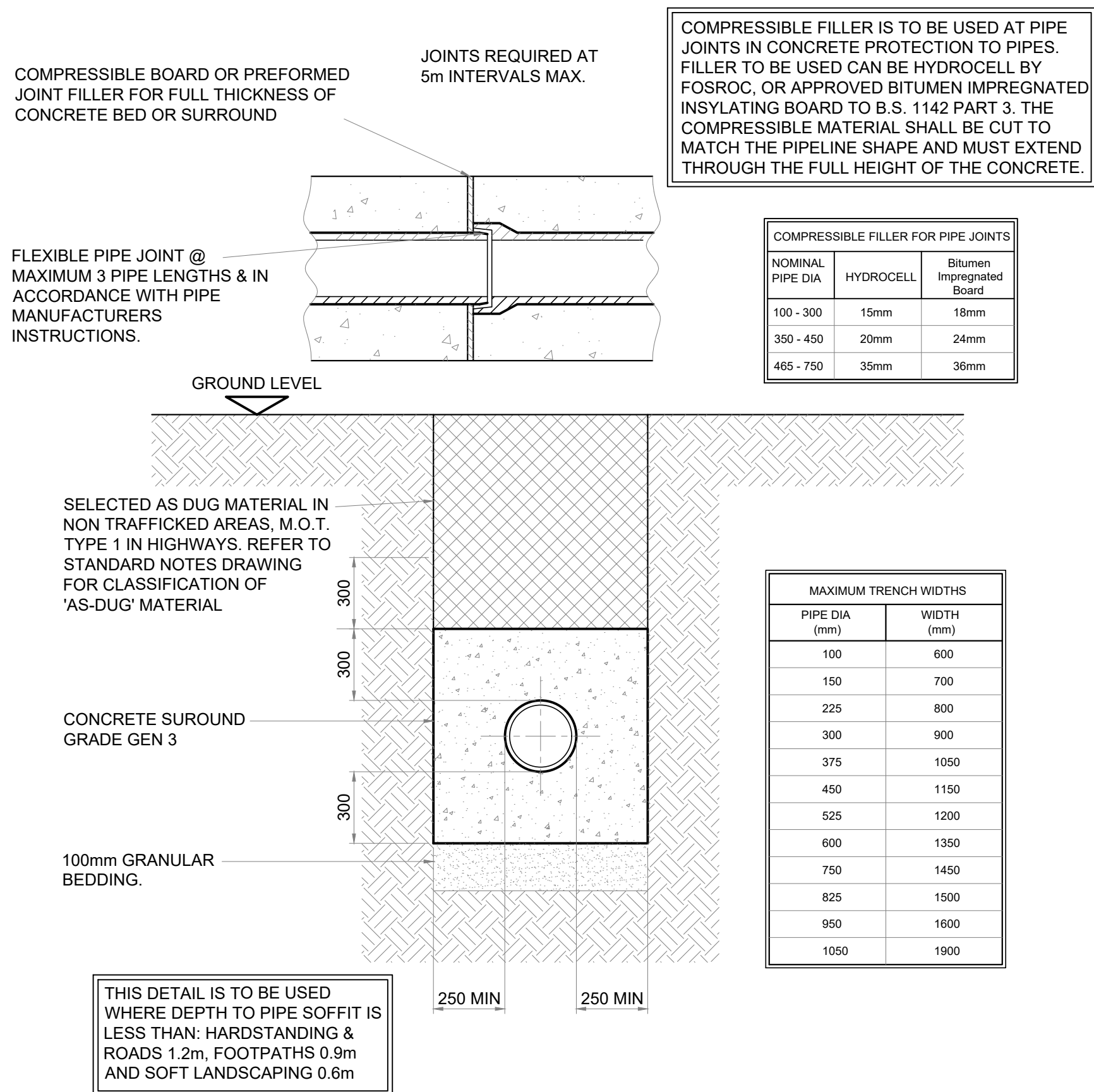
PIPE RUNS ADJACENT TO BUILDING



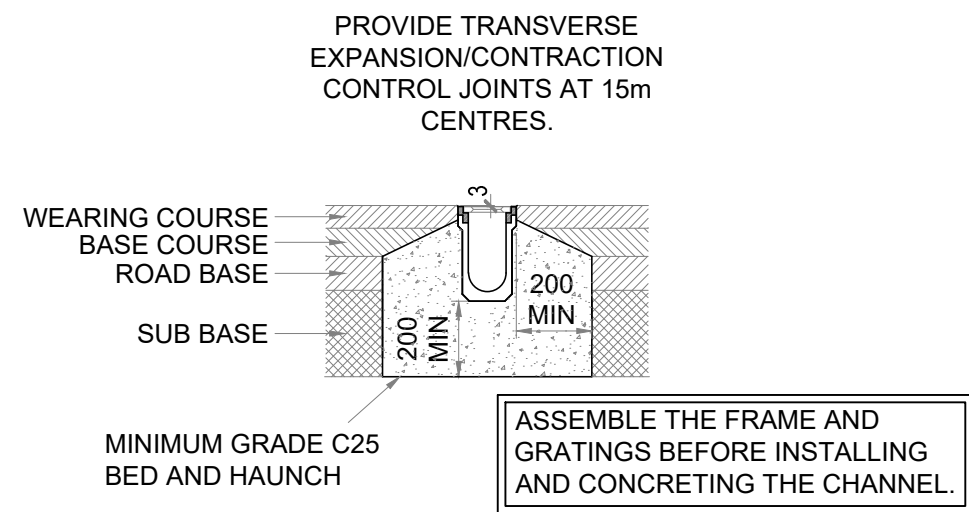
EXTERNAL RAINWATER PIPE
CONNECTION



SOIL AND VENT PIPE CONNECTION
HIGH LEVEL



CLASS 'Z' PIPE BEDDING

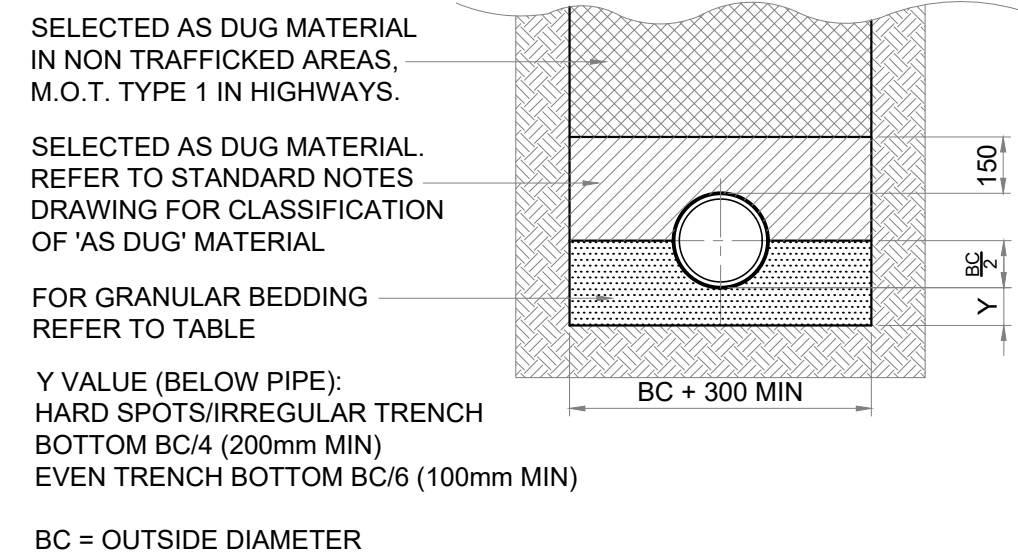


TYPICAL DRAINAGE CHANNEL
IN FLEXIBLE PAVEMENT

BS EN 1610:1997 Annex B Table B.15 Coarse Aggregate - Pipe Bedding							
Sieve Size (mm)	Percentage by mass passing BS sieves for nominal sizes				Single-sized Aggregate (mm)		
	Graded Aggregate (mm)	20 to 5	14 to 5	40	20	14	10
50.0	100	-----	-----	100	-----	-----	-----
37.5	90 - 100	100	-----	85 - 100	100	-----	-----
20.0	35 - 70	90 - 100	100	0 - 25	85 - 100	100	-----
14.0	-----	-----	90 - 100	-----	85 - 100	100	100
10.0	10 - 40	30 - 60	50 - 85	0 - 5	0 - 25	0 - 50	85 - 100
5.0	0 - 5	0 - 10	0 - 10	-----	0 - 5	0 - 10	0 - 25
2.36	-----	-----	-----	-----	-----	-----	0 - 5

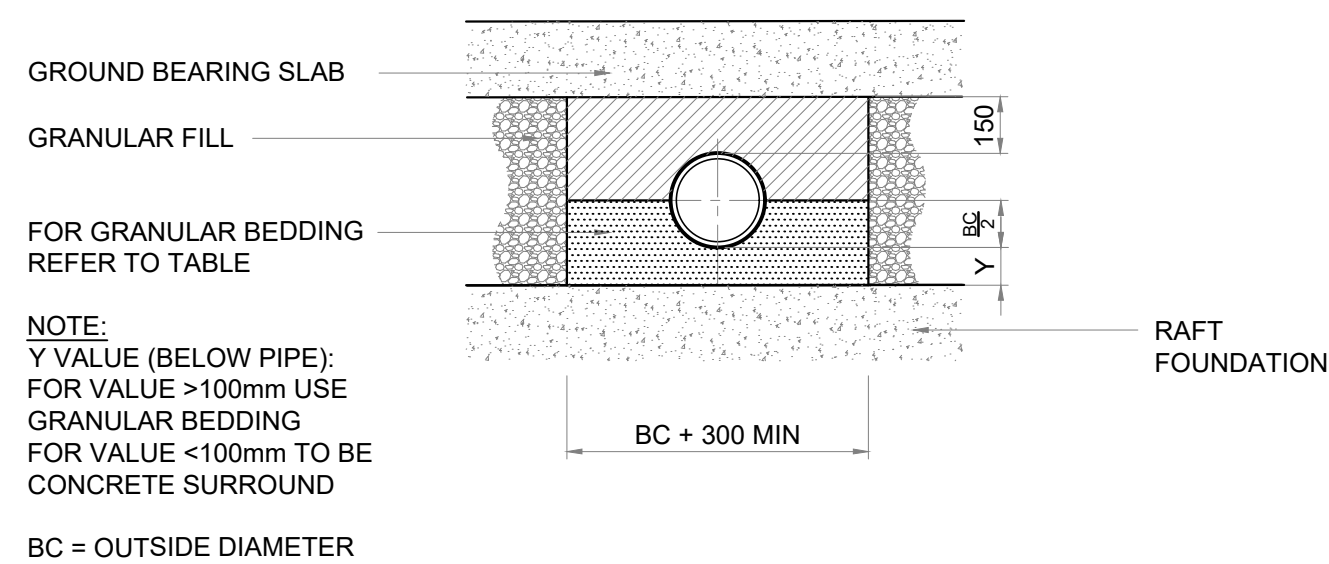
RIGID PIPES BEDDING GRADING

BASED ON BS EN 1610 : 1997 TABLE B.15
FOR RIGID PIPES THE BEDDING SHOULD BE SINGLE SIZE MATERIAL OR GRADED MATERIAL FROM 5MM UP TO A MAX SIZE OF 10MM FOR 100MM PIPES; 14MM FOR 150MM PIPES; 20MM FOR 225MM TO 600MM PIPES; 40MM FOR OVER 675MM PIPES



PIPE BEDDING CLASS B

BEDDING FACTOR 1.9



UNDER SLAB PIPE BEDDING

BEDDING FACTOR 1.9

GENERAL NOTES

- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ENGINEERS, ARCHITECTS & SERVICES DRAWINGS, INCLUDING APPROVED BUILDERS WORK DRAWINGS. CONTRACTOR TO NOTIFY ENGINEER OF DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND SPECIFICATIONS OR OTHER DRAWINGS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- DO NOT SCALE FROM THIS DRAWING, WORK TO DIMENSIONS OR CO-ORDINATES PROVIDED. ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS OTHERWISE NOTED. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS, SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.

C1	14.05.19	MD	PG	CONSTRUCTION ISSUE
P1	05.10.18	ES	PG	PRELIMINARY ISSUE
No	DATE	DRAWN	REV'D	AMENDMENT

STATUS	PURPOSE OF ISSUE
A	CONSTRUCTION

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Scott Hughes Design Ltd.
The Flint Glass Works,
64 Jersey Street,
Manchester M4 6JW
t. 0161 605 0831
f. 0161 605 0832
e.mail@scotthughesdesign.co.uk
Reg No. 4899745

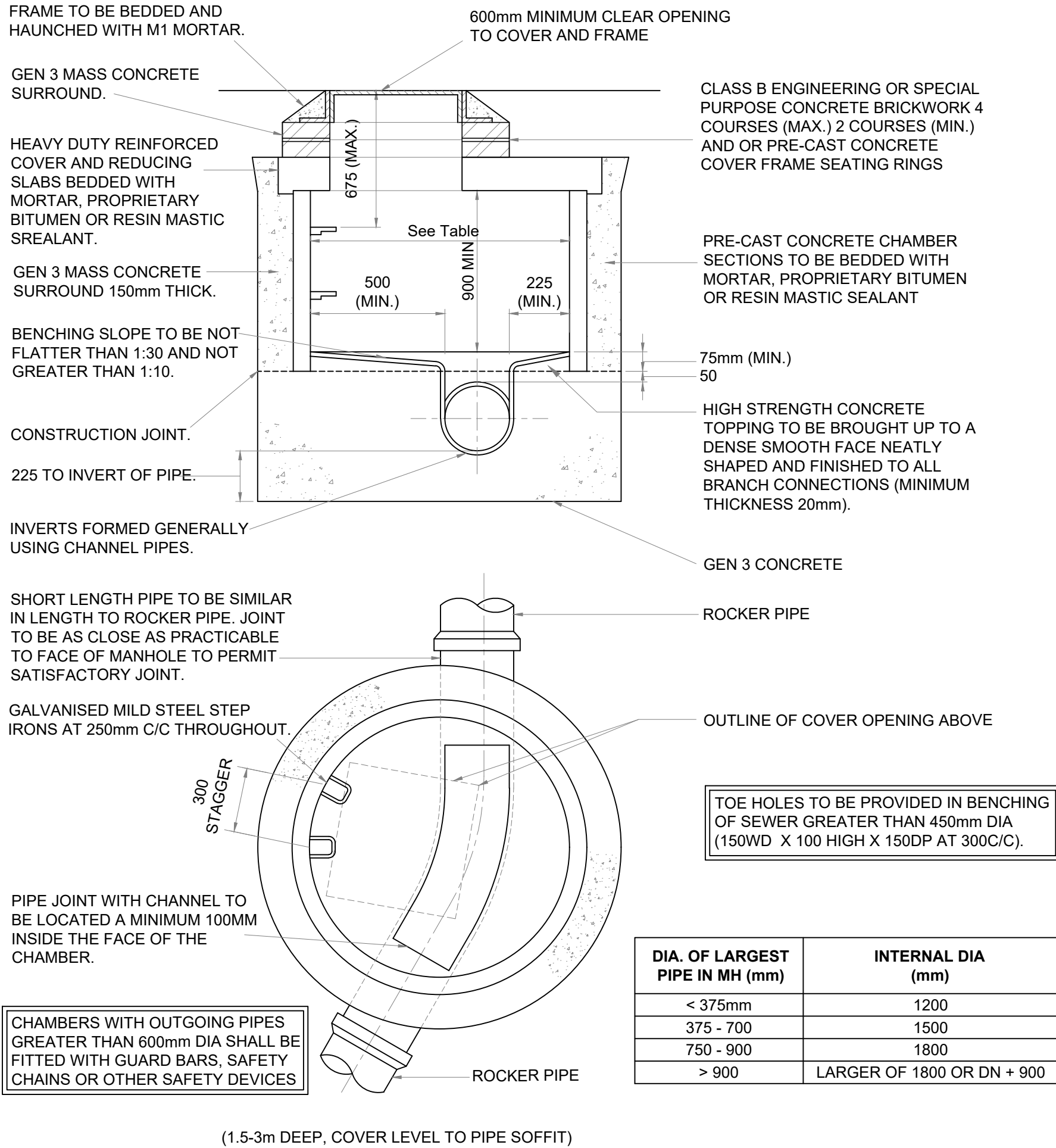
CLIENT	ERIC WRIGHT
PROJECT	NEW LITTLE MILL
DRAFTER	JS
ENGINEER	PG

TITLE	DRAINAGE DETAILS SHEET 1 OF 2
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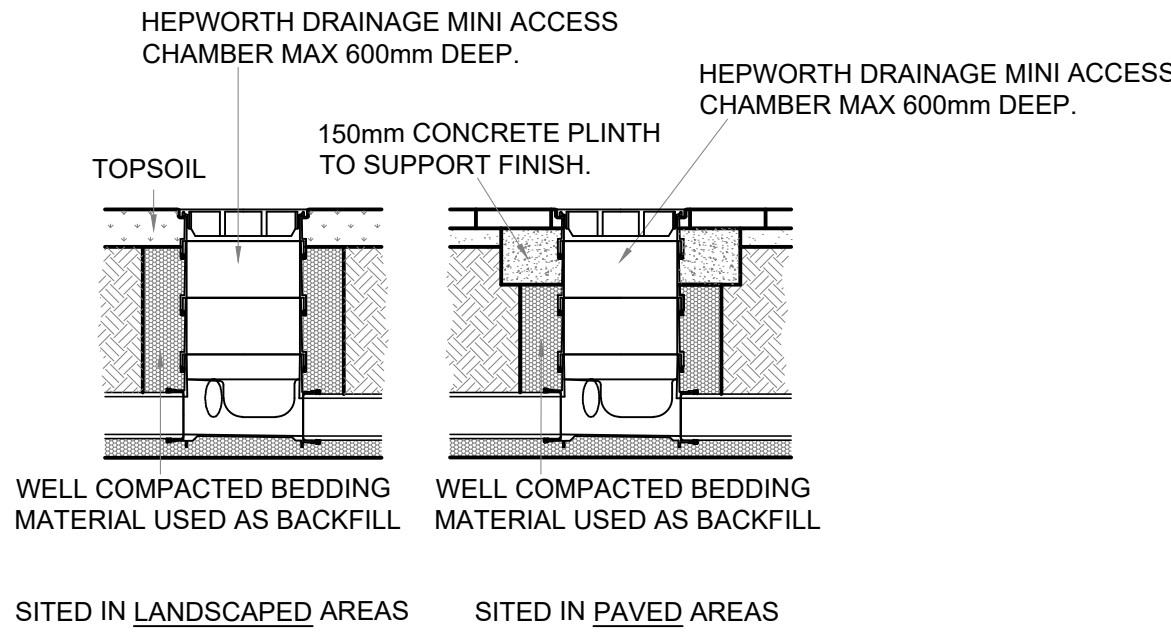
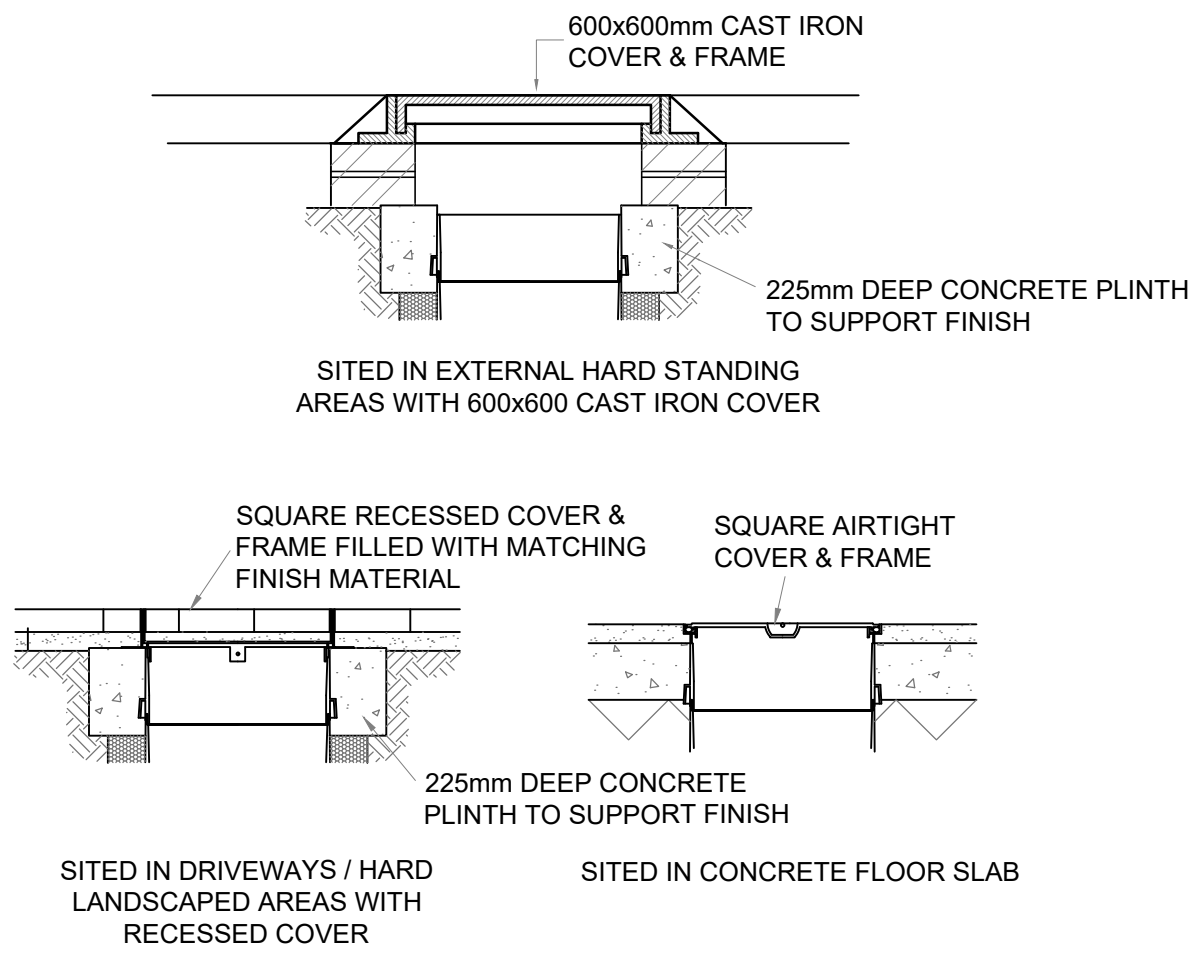
SCALE	SHEET	DRAWING No	REV
1:100	A1	3346-SHD-00-ZZ-C-0104	C1

GENERAL NOTES

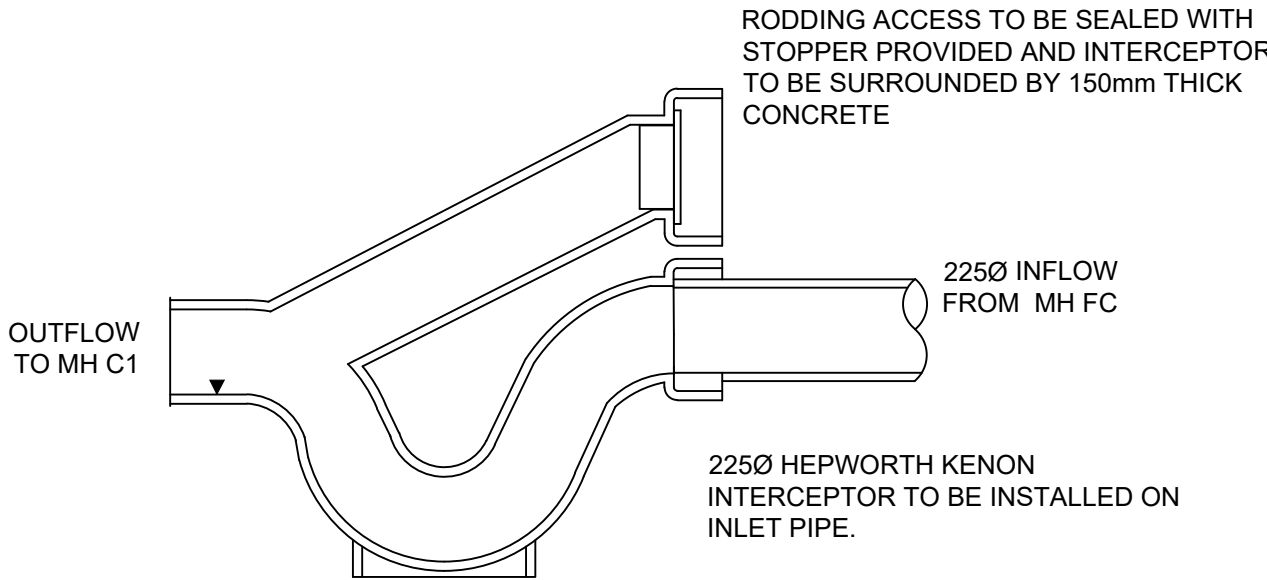
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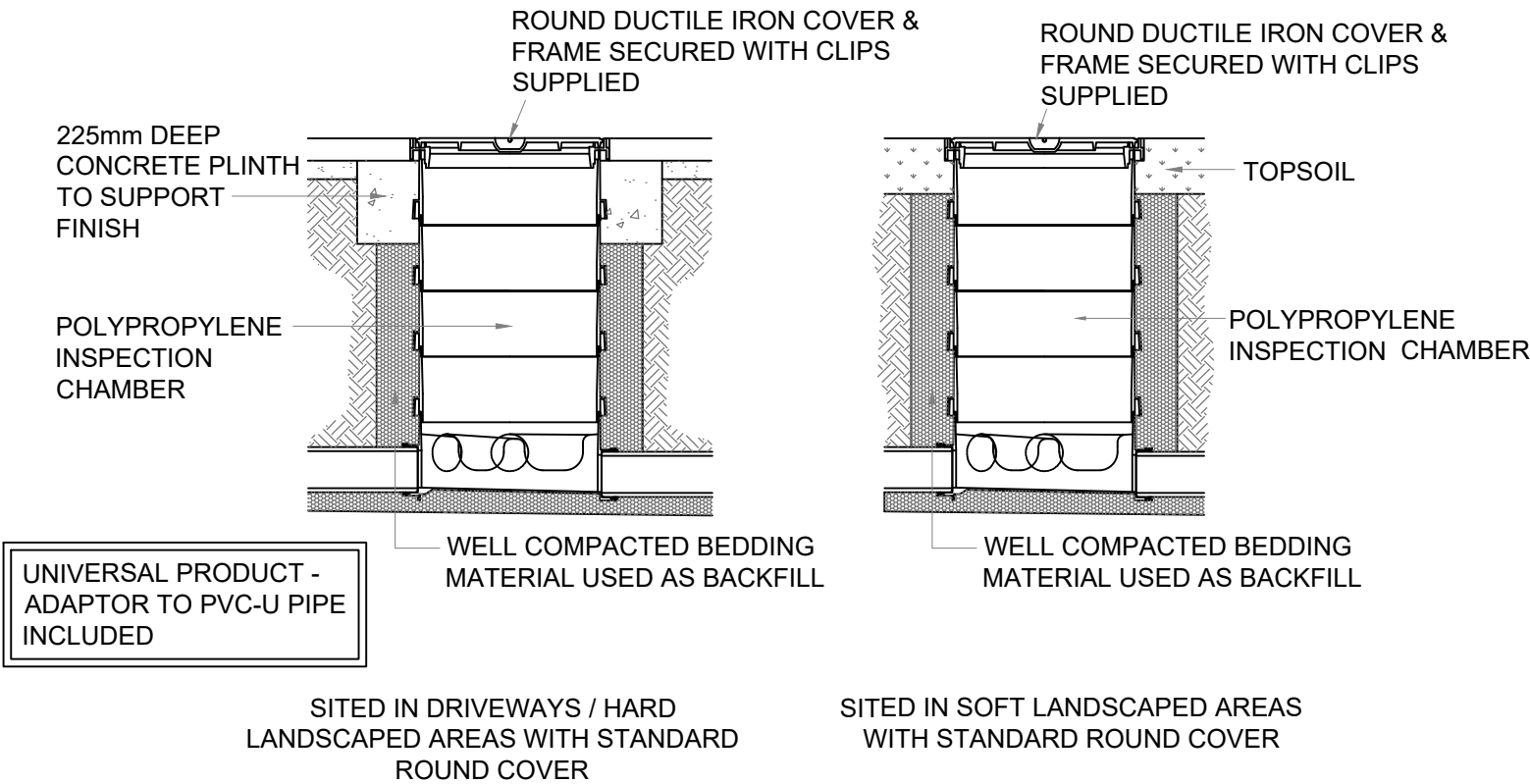
MANHOLE TYPE 1



MINI ACCESS CHAMBERS (600mm DEEP)



HEPWORTH KENON INTERCEPTOR DETAIL



POLYPROPYLENE INSPECTION CHAMBER INSTALLATION DETAIL

C1	14.05.19	MD	PG	CONSTRUCTION ISSUE
P1	05.10.18	ES	PG	PRELIMINARY ISSUE
No	DATE	DRAWN	REV'D ENG	AMENDMENT
STATUS		PURPOSE OF ISSUE		
A		CONSTRUCTION		
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CLIENT		ERIC WRIGHT		
PROJECT		NEW LITTLE MILL		
DRAFTER		JS	ENGINEER	
			PG	
TITLE		DRAINAGE DETAILS SHEET 2 OF 2		
SCALE	SHEET	DRAWING No		REV
1:100	A1	3346-SHD-00-ZZ-C-0105		C1