Proposed Drainage Strategy

for

Redevelopment

at

28-30, Wellington Road,
Whalley Range, Manchester. M16 8EX

1.0 Introduction

1.1 This site of area approximately 0.14 hectares is situated on the north side of Wellington Road, Whalley Range, Manchester, at NGR 383074E 394945N. It is bounded by existing residential development to the west, north and east. Access to the site is gained from Wellington Road.

1.2 The site is currently occupied by two substantial semi detached houses, with gravelled driveways and generally grassed gardens.

1.3 The site is in an area served by existing combined sewers in Wellington Road and it is understood that both foul and surface water is currently disposed to sewer.

1.4 The Desk Study Assessment prepared by Brownfield Solutions Limited dated April 2009 indicates that this part of South Manchester is underlain by glacial gravels having a high permeability.

2.0 General Development Proposals

2.1 Development on site will comprise demolition of the existing buildings and construction of a single three storey dwelling on former plot no 30 and six number apartments over three storeys on former plot no 28. There will be private driveways and parking areas and landscaped gardens.

2.2 The site layout for the proposals is attached at Appendix A.

3.0 Drainage Proposals

3.1 Foulwater from the proposed development will be directed to the existing combined sewer in Wellington Road, either utilizing existing branch connections that have been confirmed of suitable line, level and condition, or by new connection to the existing sewer.

3.2 Any new drainage connection to the sewer in Wellington Road will be the subject of a Water Industry Act 1991 Section 106 sewer connection application.

3.3 Run-off from the proposed roof areas will be collected by traditional rainwater goods and run-off from the proposed driveways and parking areas will be collected by deep-trapped gullies providing protection to the groundwater regime from minor vehicle-borne pollutants.

3.4 In accordance with the preferred hierarchy set out within The Building Regulations and following guidance within CIRIA C697 – The SuDS Manual, surface water from the development will be disposed of on site by infiltration structures, one within the rear garden of each of the two properties.

3.5 The incorporation of SuDS proposals for the disposal of surface water run-off will also accord with then recommendations set out within Manchester Streetscape Manual – June 2009.

3.6 It will be necessary to undertake site percolation testing in general accordance with the method set out in BRE Digest 365 – Soakaway Design.

3.7 The infiltration structures will be designed such that there will be no risk of flooding on site for all rainfall events up to the critical 30-year storm. There will also be no risk of run-off flowing off the site or flooding vulnerable areas on site for all rainfall events up to the critical 100-year storm with an allowance for possible increase in rainfall intensity due to climate change.

3.8 Preliminary drainage proposals are attached at Appendix B.



Steven P. Douglas
10 December 2012

Appendix A

Development Proposals

Street Design Partnership Drawing 6301/PS-03

NOTE:DO NOT SCALE FROM THIS DRAWING.ALL DIMENSIONS TO BE CHECKED ON SITE.TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DOCUMENTATION

T7
T8
T9
T10
T5
T4
T3

30.45
C/L
30.04
30.01
30.08
30.06
29.86
30.70
30.05
30.57
30.52
30.40
30.26
30.44
30.34
30.48
30.82
29.92
29.95
30.02
29.98
29.73
29.67
29.69
29.69

EAVES LEVEL
32.21m
RIDGE LEVEL
34.37m
EAVES LEVEL
39.54m
RIDGE LEVEL
42.40m
EAVES LEVEL
39.56m
RIDGE LEVEL
42.40m

N

Rotary dryer
Rotary dryer
Canopy
Paving stones
Paving stones
Paving stones
Store
Shed
Bins
Bins
Covered Bike Store
Bike Store
KITCHEN / DINING
LOUNGE
KITCHEN
KITCHEN
LOUNGE
DINING
LIVING
ST
Apt 1
Apt 2
Meter Cupboard
BATH
BATH
UTILITY
Up
Up
WC
BED
BED
FORMAL LOUNGE
TV
Bin Collection Point
New gate posts
New wall to front boundary
New gate posts
LP
G
G
ST
ST

revision:	date:

client:	project:	drawing:
HARRINGTON HOUSE ESTATES LTD.	28-30 WELLINGTON ROAD, WHALLEY RANGE.	PROPOSED SITE PLAN

project no:	drawing no:	revision:	drawn:	checked:	date:	scale @ A3
6301	PS-03		SCP		06.12.12	1:200

street design partnership
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Appendix

Preliminary Drainage Proposals
Peter Mason Associates Drawing PM4312/001

pcc lined soakaway - volume to be determined from perc test results

pcc lined soakaway - volume to be determined from perc test results

Existing or new S106 sewer connection for FW drain

Existing or new S106 sewer connection for FW drain

New gate posts

New gate posts

New wall to front boundary

extg 300 dia combined sewer

WELLINGTON ROAD

channel

channel

Canopy

Bins

Covered Bike Store

Store

Shed

Bins

Paving stones

KITCHEN / DINING

LIVING

FORMAL LOUNGE

UTILITY

WC

BATH

BED

LOUNGE

KITCHEN

DINING

Apt 1

Apt 2

ST

Up

Bin Collection Point

EAVES LEVEL 37.21m

RIDGE LEVEL 37.37m

EAVES LEVEL 39.34m

RIDGE LEVEL 42.40m

EAVES LEVEL 39.56m

RIDGE LEVEL 42.40m

34

20

N

rev	Amendment	Date	Sig.

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28-30, Wellington Road, Whalley Range

TITLE
Preliminary Drainage Strategy

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