**Surface Water Hierarchy**

Infiltration - not possible to due to the site constraints - the building occupies a large potion of the footprint foundations will be within 5m of any proposed soakaway and therefore unviable. Initial investigations indicate stiff clay superficial deposits over sandstone bedrock - this will prevent the use of infiltration.

Water course - there are no nearby water course that are within a suitable distance from site that would not entail crossing 3rd party

Surface Water Sewer - located on Store Street, connection as proposed.

**SuDS Assessment**

The assessment for infiltration cannot be carried out on site due to the existing site level and amount of existing fill on site.

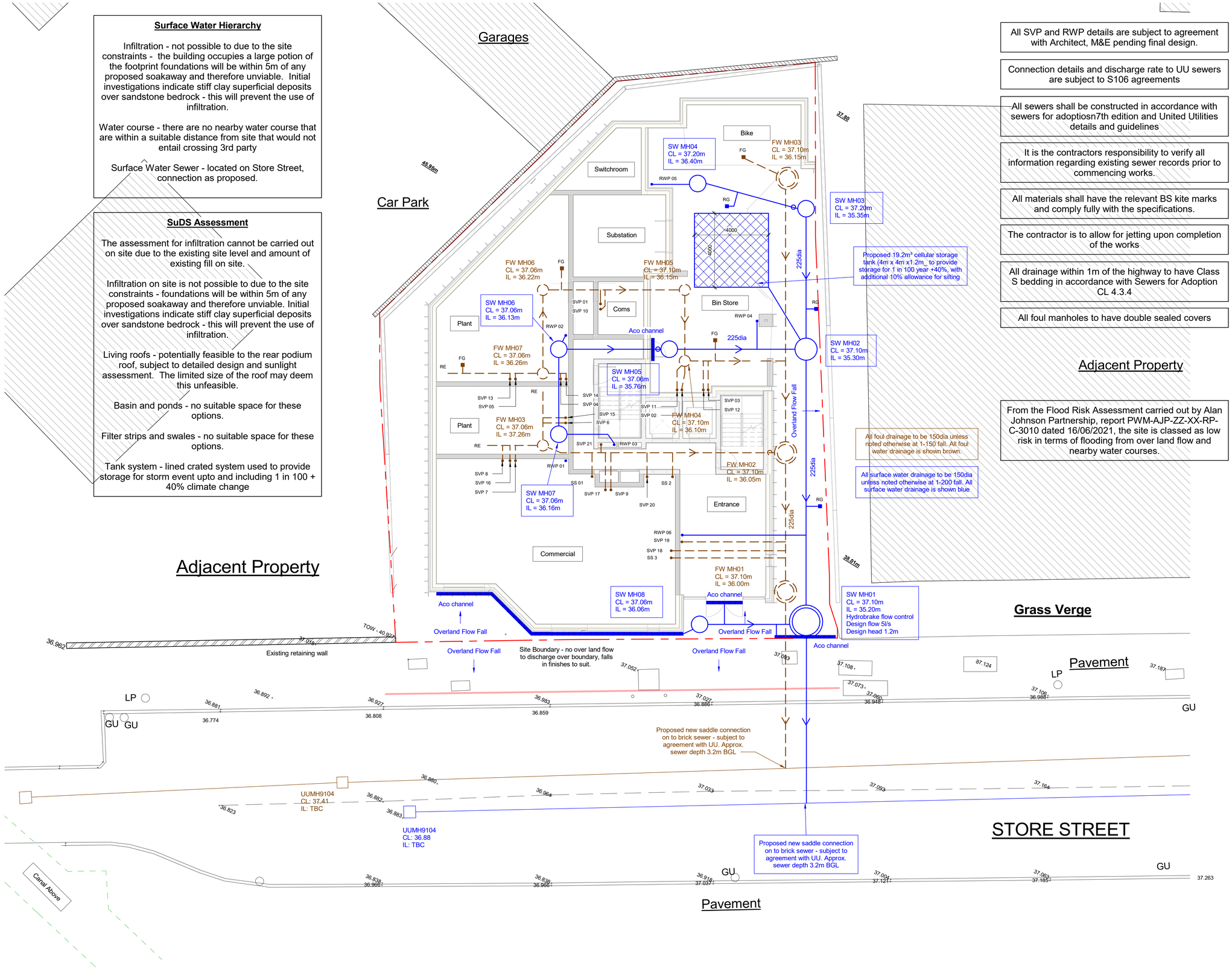
Infiltration on site is not possible to due to the site constraints - foundations will be within 5m of any proposed soakaway and therefore unviable. Initial investigations indicate stiff clay superficial deposits over sandstone bedrock - this will prevent the use of infiltration.

Living roofs - potentially feasible to the rear podium roof, subject to detailed design and sunlight assessment. The limited size of the roof may deem this unfeasible.

Basin and ponds - no suitable space for these options.

Filter strips and swales - no suitable space for these options.

Tank system - lined crated system used to provide storage for storm event upto and including 1 in 100 + 40% climate change




1 PLAN ON SURFACE AND FOUL WATER BELOW GROUND DRAINAGE

1 : 100

All SVP and RWP details are subject to agreement with Architect, M&E pending final design.

Connection details and discharge rate to UU sewers are subject to S106 agreements

All sewers shall be constructed in accordance with sewers for adoptiosn7th edition and United Utilities details and guidelines

It is the contractors responsibility to verify all information regarding existing sewer records prior to commencing works.

All materials shall have the relevant BS kite marks and comply fully with the specifications.

The contractor is to allow for jetting upon completion of the works

All drainage within 1m of the highway to have Class S bedding in accordance with Sewers for Adoption CL 4.3.4

All foul manholes to have double sealed covers

**Adjacent Property**

From the Flood Risk Assessment carried out by Alan Johnson Partnership, report PWM-AJP-ZZ-XX-RP-C-3010 dated 16/06/2021, the site is classed as low risk in terms of flooding from over land flow and nearby water courses.

DO NOT SCALE THIS DRAWING A1

All drawings issued electronically for this scheme are provided for the sole purpose of assisting the design, procurement or construction of the structures for which Thomas Consulting have been appointed as Design Engineers / Consultants. They may not be used for any other purpose, nor may they be amended, copied, redistributed or issued to third parties without the written agreement of Thomas Consulting. All drawings remain under copyright to, and the intellectual property of, Thomas Consulting. Upon completion of the project, all drawings are to be deleted from your computer systems and all other electronic copies destroyed. Where electronic copies of final drawings are to be issued, these will be provided on CD-ROM by Thomas Consulting and no other copies may be retained. By opening and using this drawing, it is assumed that you agree to abide by these Terms and Conditions.

GENERAL NOTES:

1. Before construction commences, the setting out Engineer shall ensure that all setting out information is mutually compatible with all the drawings and documents provided by the designers. Where information is apparently contradictory or ambiguous, the design Engineer and/or the Architect is to be informed immediately. Thomas Consulting will accept no liability for setting out errors where work is constructed to incorrect information.

2. All drawings and documents are to be read in conjunction with one another, are mutually compatible and shall be read as such. All documents shall be checked to ensure that they are compatible by the contractor before construction commences. In the event of apparent ambiguity or contradiction the engineer and/or architect shall be notified immediately. Thomas Consulting accept no liability in the event of not being so notified and where construction work has commenced.

3. In accordance with CDM regulations 2015 this drawing has been prepared with due attention to identifying any unusual design hazards that may exist. Unusual design hazards are hazards that a reasonably competent contractor, experienced in this type of work may not be expected to identify. In dealing with unusual design hazards we have adopted the "ERIC" principle and where possible eliminated (E) the hazard at design stage, if it has not been possible to eliminate the hazard we have endeavoured to reduce (R) it. Where it has not been possible to eliminate these hazards, the hazard is noted on the drawing with appropriate information (I) in order that the hazard can be controlled (C) during construction. It is the contractor's responsibility to fully acquaint themselves with all construction drawings before commencing construction and if in doubt about any matter to ask for clarification from the designer.

4. All drawings issued electronically for this scheme are provided for the sole purpose of assisting the design, procurement or construction of the structures for which Thomas Consulting have been appointed as Design Engineers/Consultants. They may not be used for any other purpose, nor may they be amended, copied, redistributed or issued to third parties without the written agreement of Thomas Consulting. All drawings remain under copyright to, and the intellectual property of, Thomas Consulting. Upon completion of the project, all drawings are to be deleted from your computer systems and all other electronic copies destroyed. Where electronic copies of final drawings are to be issued, these will be provided in a digital only format by Thomas Consulting (no other copies may be retained). By opening and using this drawing, it is assumed that you agree to abide by these Terms and Conditions.

5. Unless expressly agreed with a director of Thomas Consulting Ltd, for the purposes of the CDM regulations 2015 Thomas Consulting are not the Principal Designer. The client has been advised that they are required to appoint a Principal Designer. For further information see http://www.hse.gov.uk/.

Revisions

| Rev | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| P1 | 29/09/25 | Preliminary Issue | SB | JG |

DRAWING STATUS: Preliminary

THOMAS CONSULTING
STRUCTURAL & CIVIL DESIGN ENGINEERS
Chorley | Lancaster | **Liverpool** | London | Shrewsbury
0151 392 9100 | liverpool-office@thomasconsulting.co.uk

CLIENT: COSMIC BUILD

PROJECT: STORE STREET, MANCHESTER

DRAWING TITLE: BELOW GROUND DRAINAGE ARRANGEMENT

| DATE CREATED | DRAWING SCALE: | DRAWN BY: | CHECKED: | QA CATEGORY: |
|---|---|---|---|---|
| 09/25/25 | 1 : 100 | Author | Checker | |

Drawing Number: LV0118-TC- SS-GND-DR-C-050 REV: P1