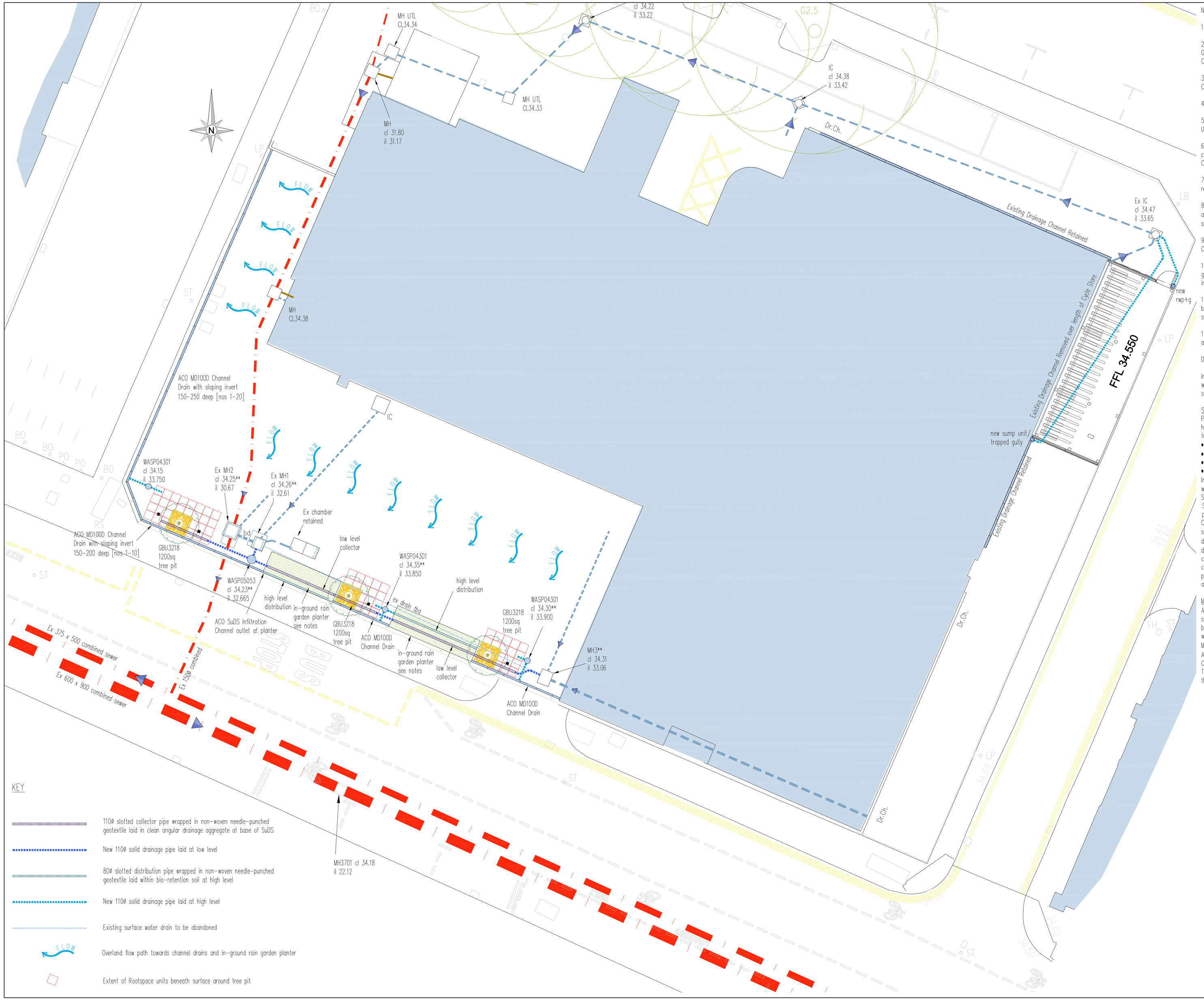


Notes

1. All dimensions are in millimetres unless stated otherwise.

2. Levels are in metres related to Ordnance Datum by GNSS RTK Observations & Local Plane Grid related to OS National Grid as shown on topographical survey ref:12322 by N D Oliver & Co dated 6 April 2023.

3. The locations and depths of all existing drains are recorded from the drainage survey by CJ Lyon & Sons Ltd. dated 21 March 2025.

4. Unless stated otherwise, all existing drains are 100 nominal diameter.

5. All public sewer information is derived from United Utilities Public Sewer Records ref: UUPS-ORD-604511 dated 4 October 2024.

6. The locations and depths of all existing drains to be used for new connections are to be confirmed by the Contractor and any discrepancies recorded and this information conveyed to CFA Civils.

7. All private drainage works are to be built generally in accordance with the recommendations of Building Regulations: Approved Document H 2015.

8. Unless stated otherwise, all private drains are to be 100 nominal diameter drainage pipes at minimum gradient of 1:100 for surface water, bedded and backfilled to manufacturers' specification.

9. All WASP catchpits referenced are manufactured and supplied by SEL Environmental Ltd., Canal House, Bonsall Street, Blackburn, BB2 4DD.

10. Tree pits are indicated as Greenblue Urban Ltd Ref:GBU3218 and are to be constructed generally in accordance with the manufacturers draft detail and specification sheet but increasing the depth by using two stacked layers of 600 deep Rootspace units.

11. In-ground SuDS planters are indicated as Greenblue Urban Ltd Ref:GBU3220 and are to be constructed generally in accordance with the manufacturers draft detail and specification sheet.

12. Final cover levels of all manholes and inspection chambers within the new surfacing area are to determined by finished surface levels based on proposed falls.

DRAINAGE STRATEGY

In accordance with the National Planning Policy Framework and Building Regulations, the site will be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

Surface Water

Planning Practice Guidance and the Building Regulations Approved Document H3 outline the hierarchy to be investigated when considering a surface water drainage strategy, in the following order of priority:

- Into the ground (infiltration);
- To a surface water body;
- To a surface water sewer, highway drain, or another drainage system;
- To a combined sewer.

Infiltration : Site excavations have revealed variable ground strata including clay/rubble fill, wet silty sands considered as unsuitable for reliable infiltration.
Surface Water Bodies: There are no surface water bodies in the proximity of the site.
Surface Water Sewers: There are no surface water sewers or available highway drains in the proximity of the site.
Combined Sewers: A drainage investigation has revealed the presence of a network of pipes serving the site which all discharge into a combined drain which flows through MH2 [3.6m deep] and connects to the combined sewerage in Liverpool Rd. Therefore, it is proposed to discharge surface water run-off from the proposed surfacing works through a series of channel drains and SuDS features with the final discharge connecting into MH1, thus complying with the hierarchical approach whilst broadly mimicking the existing site drainage principles. The provision of a number of SuDS drainage features will provide a level of attenuation and treatment to surface water run-off.

Maintenance

All drainage elements such as channel drains, catchpits & SuDS Planters/Tree pits within the site will remain as private assets and thus will be the responsibility of the landlord who will be responsible for on-going inspections to assess asset performance and condition, along with operational costs for regular maintenance or remedial works as appropriate. The SuDS Manual [C753]: Appendix B, published by CIRIA comprises a Maintenance Inspection Checklist. A copy of this document should be completed and provided to the Landlord/Management Company for their guidance and reference to be used as a template for future maintenance. This inspection and maintenance régime will secure the operation of the drainage scheme throughout the lifetime of the development.

rev	description	date	by
C	Final drainage strategy added.	Apr 2025	TMC
B	Cycle store added.	Apr 2025	TMC
A	Tree pit and planters amended. Notes added	Apr 2025	TMC

Project
Castlefield House
Liverpool Road, Manchester, M3 4SB

Drawing Title
Proposed Drainage Strategy Layout

Date	Scale	Drawn by	Checked by
April 2025	1:100	TMC	–

Job No.	Drawing No.	Revision
CFC 25006	002 A1	C

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