WML CONSULTING
Civil, Structural and Geotechnical Engineers

Drainage Verification Report

for

New Science Block at the Xavarian College, Manchester

Undertaken on behalf of

Xavarian College

Report No. 10961/DVR/01
March 2025

WML CONSULTING
Civil, Structural and Geotechnical Engineers

Report Title:	Drainage Verification Report
Report Reference:	10961/DVR/01
Client:	**Xaverian College**
Issue Date:	March 2025
Drafted By:	Kevin Tyldesley
Authorised By:	Loughlin O'Gorman

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1.0 DRAINAGE INSTALLATION VERIFICATION REPORT

1.1 WML Consulting Ltd have been commissioned by the Xavarian College to provide a Drainage Verification Report in response to planning condition 17 of planning consent ref. 137030/FO/2023, which relates to the erection of a three storey Class F1 (a) (Provision of education) building together with the reconfiguration of the existing car park, and associated landscaping following the demolition of the existing Sunbury Building at the Xaverian College, Lower Park Road, Manchester, M14 5RB.

1.2 Condition 17 of this consent is as below in blue font.

No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- *Verification report providing photographic evidence of construction as per design drawings;*
- *As built construction drawings if different from design construction drawings;*
- *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 ifetime.*

1.3 In response to the above WML have produced this document which contains a series of appendices as listed below:-

- Appendix 01 – photographs of the drainage works installation.
- Appendix 02 – drawings indicating the as installed below ground drainage infrastructure.
- Appendix 03 – a letter from Seddon Construction Ltd confirming that the below ground drainage works have been installed in line with the WML's drawings contained at appendix 02, and the WML Drainage Proposals Report (ref. 10961-WML-00-XX-RP-C-0002 Rev 01).
- Appendix 04 - below ground drainage maintenance and management schedule.

1.4 It is considered that this document with its various appendices adequately responds to the information requested via planning condition 17, and hence it can be discharged.

Appendix 01

Photographs of the drainage works installation



Pipework between MH1.001 and 1.000.



Backdrop connection to NEW SW MH 1.001



View from NEW FW IC 1.001 to NEW FW IC 1.002 and NEW FW IC 1.003



NEW COM MH 1.000



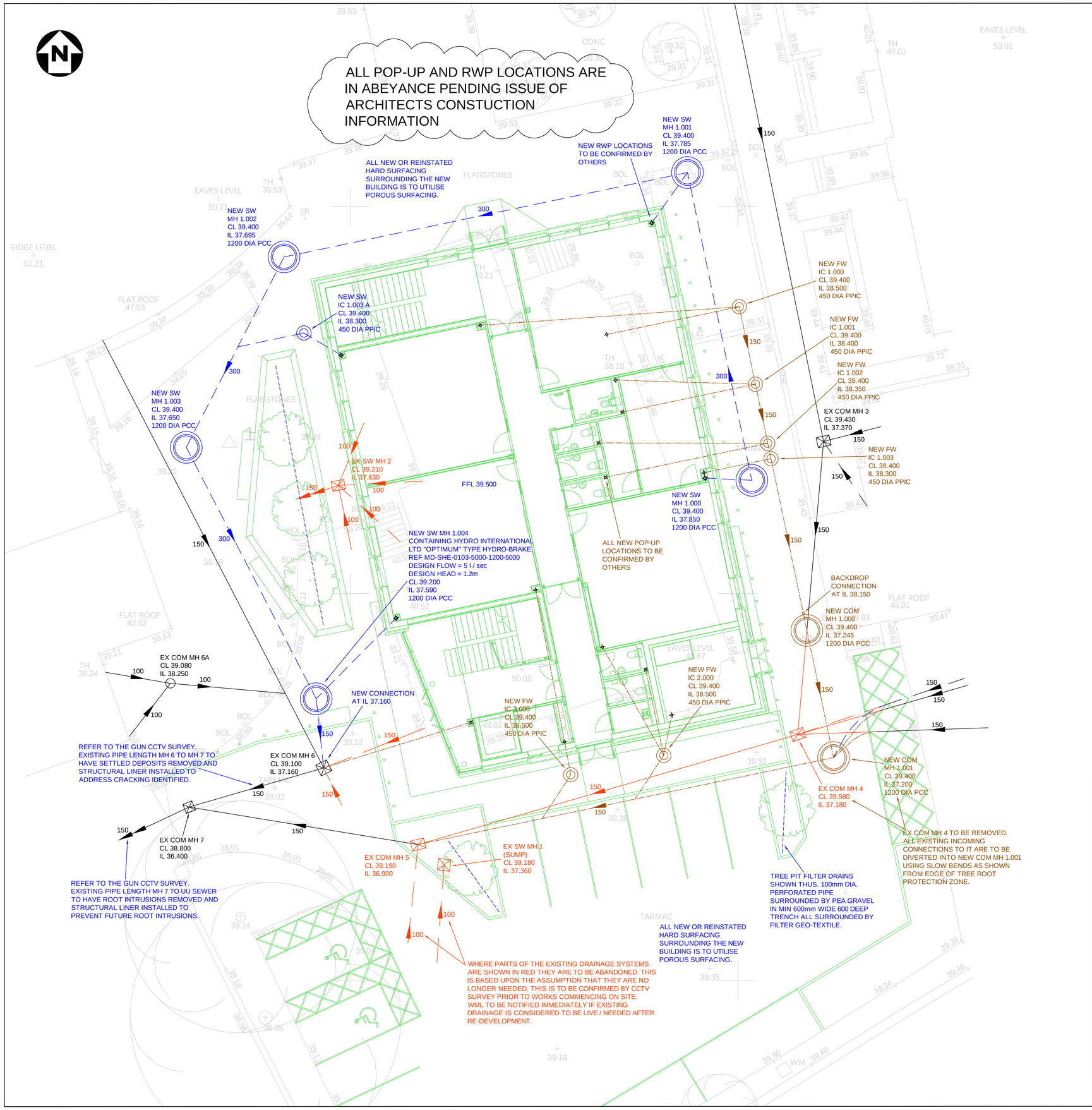
View from NEW SW MH 1.004 to NEW SW MH 1.003.



NEW SW MH 1.004

Appendix 02

Drawings indicating the as installed below ground drainage infrastructure



DRAINAGE STRATEGY

THE PROPOSED DEVELOPMENT IS TO BE DRAINED VIA SEPARATE FOUL AND SURFACE WATER DRAINAGE SYSTEMS.

SURFACE WATER DRAINAGE PROPOSALS

THE SURFACE WATER DRAINAGE PROPOSALS FOR THE DEVELOPMENT WILL INCORPORATE THE PRINCIPLES OF THE NPPF AND THE SUDS MANUAL.

THE PROPOSED DRAINAGE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH BS EN 752-4 AND THE BUILDING REGULATIONS APPROVED DOCUMENT H (2010), WHICH INDICATES THE FOLLOWING HIERARCHY FOR THE DISPOSAL OF SURFACE WATER DRAINAGE FROM NEW DEVELOPMENT SITES:

1. DISCHARGE VIA INFILTRATION
2. DISCHARGE TO WATERCOURSE
3. DISCHARGE TO SEWER

THESE OPTIONS ARE DISCUSSED FURTHER BELOW.

SURFACE WATER DISCHARGE VIA INFILTRATION - THE NEAR SURFACE GROUND CONDITIONS IN THE VICINITY OF THE SITE ARE DESCRIBED AS DEVENSIAN GLACIAL TILL, MAINLY COMPRISING CLAY LOCALLY INTERBEDDED WITH SANDS AND GRAVELS.

CLAYEY GROUND CONDITIONS SUCH AS THIS TEND TO BE RELATIVELY IMPERMEABLE, HENCE IT IS CONSIDERED THAT THE USE OF SOAKAWAYS OR OTHER INFILTRATION TECHNIQUES ARE UNLIKELY TO BE APPROPRIATE FOR DISCHARGING ALL THE RUNOFF GENERATED BY THE PROPOSED BUILDING'S ROOF AREA.

HOWEVER, IT IS CONSIDERED THAT THE PROPOSED HARD LANDSCAPED AREAS COULD STILL UTILISE POROUS SURFACING, SO THAT SOME INFILTRATION WILL BE ACHIEVED.

SURFACE WATER DISCHARGE VIA WATERCOURSE - FROM THE ORDNANCE SURVEY MAPPING COVERING THE AREA AROUND THE SITE, IT CAN BE SEEN THAT THERE ARE NO EXISTING WATERCOURSES WITHIN, OR IN THE VICINITY OF THE PROPOSED DEVELOPMENT.

HENCE IT WILL NOT BE FEASIBLE TO DISCHARGE THE SURFACE WATER RUNOFF VIA THIS ROUTE.

SURFACE WATER DISCHARGE VIA THE PUBLIC SEWERAGE SYSTEM - GIVEN THE ABOVE IT IS CONSIDERED THAT IT WILL BE NECESSARY TO DISCHARGE THE SURFACE WATER RUNOFF FROM THE PROPOSED BUILDING'S ROOF AREA TO THE PUBLIC DRAINAGE SYSTEM, AS THE AREA DOES CURRENTLY.

DESIGN OF THE PROPOSED SURFACE WATER DRAINAGE SYSTEM

THE EXISTING SITE IS A BROWN FIELD SITE. THEREFORE, IN LINE WITH CURRENT GUIDANCE, THE SURFACE WATER RUNOFF RATES FROM THE RE-DEVELOPED SITE SHOULD ACHIEVE A 50% BETTERMENT WHEN COMPARED AGAINST THE EXISTING SITUATION FOR ALL STORM EVENTS UP TO AND INCLUDING THE CRITICAL 1 IN 100 YEAR EVENT PLUS A 45% CLIMATE CHANGE ALLOWANCE.

TO THIS END, IT IS PROPOSED THAT THE ALLOWABLE DISCHARGE RATE FROM THE DEVELOPMENT BE RESTRICTED TO 5 l / sec FOR ALL STORM EVENTS UP TO AND INCLUDING THE CRITICAL 1 IN 100 YEAR EVENT PLUS A 45% CLIMATE CHANGE ALLOWANCE.

AS THE DEVELOPMENT DOES NOT INVOLVE A SIGNIFICANT REDUCTION IN IMPERMEABLE AREA, ATTENUATION STORAGE AND FLOW CONTROL WILL BE REQUIRED TO ENSURE THE REDUCED ALLOWABLE RUNOFF RATE IS NOT EXCEEDED.

FOUL WATER DRAINAGE PROPOSALS

THE FOUL DRAINAGE FLOWS GENERATED BY THE PROPOSED DEVELOPMENT WILL BE DIRECTED TO THE EXISTING ON-SITE PRIVATE FOUL DRAINAGE SYSTEM, WHICH IN TURN DISCHARGES INTO THE PUBLIC FOUL DRAINAGE SYSTEM LOCALLY.

KEY

- EXISTING COMBINED SEWERS TO BE RETAINED SHOWN THUS
- EXISTING COMBINED SEWERS TO BE ABANDONED SHOWN THUS
- EXISTING SURFACE WATER SEWERS TO BE RETAINED SHOWN THUS
- EXISTING SURFACE WATER SEWERS TO BE ABANDONED SHOWN THUS
- PROPOSED SURFACE WATER SEWERS SHOWN THUS
- PROPOSED FOUL SEWERS SHOWN THUS

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING WORK TO FIGURED DIMENSIONS ONLY.

NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS ALLOWED WITHOUT PRIOR PERMISSION IN WRITING.

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.

THE CONTRACTOR SHALL INCORPORATE ALL THE REQUIREMENTS OF THE PRE-TENDER STAGE HEALTH AND SAFETY PLAN.

FOR DETAILS OF MATERIALS AND WORKMANSHIP REFER TO THE SPECIFICATION.

MAINTENANCE OF THE BELOW GROUND DRAINAGE SYSTEM

THE BELOW DRAINAGE PROPOSALS INDICATED ARE RELATIVELY TRADITIONAL IN NATURE, AND SHOULD PROVIDE YEARS OF RELATIVELY LOW MAINTENANCE OPERATION IN RELATION TO THE ANTICIPATED LIFESPAN OF THE PROPOSED DEVELOPMENT.

IN LINE WITH CURRENT GOOD PRACTICE:-

GULLIES AND LINEAR DRAINAGE CHANNELS SHOULD BE INSPECTED AND / OR CLEANED OUT AT 6 MONTHLY INTERVALS.

INSPECTION CHAMBERS, MANHOLES, CATCHPITS, ETC. SHOULD BE INSPECTED AT 6 MONTHLY INTERVALS TO ENSURE THAT THE PIPEWORK AND AND INFILTRATION DEVICES ASSOCIATED WITH THEM ARE OPERATING EFFECTIVELY.

ANY PROBLEMS HIGHLIGHTED BY THESE INSPECTIONS WILL NEED TO BE INVESTIGATED, POSSIBLY BY CCTV SURVEY, TO CONFIRM THE NATURE OF THE PROBLEM AND TO ALLOW IT TO BE REMEDIED IN A TIMELY MANNER.

IT IS UNDERSTOOD THAT THE MONITORING AND ROUTINE MAINTENANCE OF THE BELOW GROUND DRAINAGE SYSTEM WILL BE CARRIED OUT BY THE COLLEGE'S MAINTENANCE STAFF WITH ADDITIONAL HELP PROVIDED BY EXTERNAL SPECIALIST DRAINAGE PROFESSIONALS BROUGHT IN AS REQUIRED.

THE AREAS OF POROUS SURFACING SHOULD BE REGULARLY SWEPT, VACUUMED OR BLOWN TO REMOVE LEAVES AND OTHER DEBRIS THAT MAY LEAD TO THE PORES WITHIN THE SURFACING BECOMING BLOCKED. IT IS ANTICIPATED THAT THIS CLEANING WILL BE REQUIRED TWICE PER YEAR, HOWEVER THE EFFECTIVENESS OF THIS CLEANING FREQUENCY WILL NEED TO BE MONITORED, AND MAY NEED TO BE INCREASED. AREAS OF POROUS SURFACING SHOULD NOT BE USED FOR THE STORAGE OF ANY MATERIALS THAT MAY CLOG THE PORES WITHIN THE SURFACING. SIMILARLY THE USE OF SAND OR OTHER NON-SOLUBLE MATERIALS FOR SNOW AND ICE CONTROL SHOULD BE AVOIDED.

IT IS UNDERSTOOD THAT THE EXTERNAL AREAS OF THE SITE WILL BE ROUTINELY INSPECTED AND MAINTAINED BY BY THE COLLEGE'S MAINTENANCE STAFF, THOUGH IT MAY BE NECESSARY TO CALL IN EXTERNAL SPECIALIST CONTRACTORS IF VACUUMING OF THE SURFACINGS ARE REQUIRED.

CONSTRUCTION

Rev.	Amendment	Date	By	Chkd
C02	SW DRAINAGE LAYOUT AMENDED.	25.07.24	KPT	LOG
C01	CONSTRUCTION ISSUE.	11.07.24	KPT	LOG
P05	AMENDED TO SUIT UPDATED SITE LAYOUT.	28.03.24	KPT	LOG
P04	AMENDED TO SUIT UPDATED SITE LAYOUT.	13.11.23	KPT	LOG
P03	AMENDED TO SUIT UPDATED SITE LAYOUT.	05.9.23	KPT	LOG
P02	AMENDED TO SUIT UPDATED SITE LAYOUT.	19.5.23	KPT	LOG
P01	PRELIMINARY ISSUE.	24.3.23	KPT	LOG

Project
NEW SCIENCE BLOCK

Client
XAVERIAN COLLEGE

Title
PROPOSED DRAINAGE STRATEGY

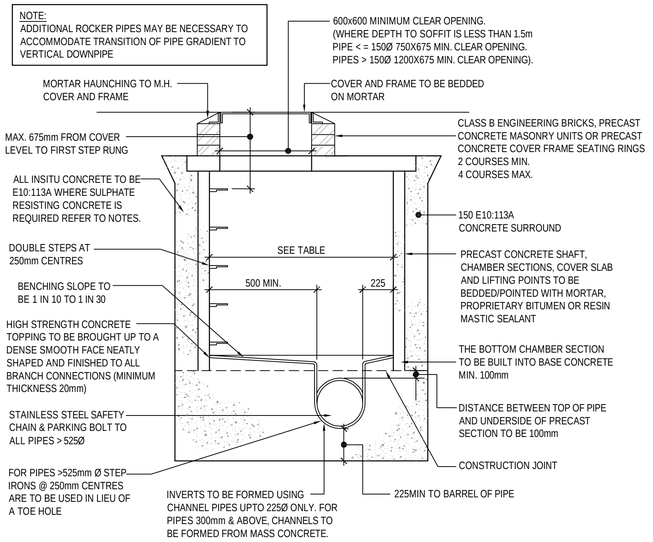
WML Job No.	Drawn	Checked	Date	Scale
10961	KPT	LOG	MARCH 2023	1:100 AT A1

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Drawing No.

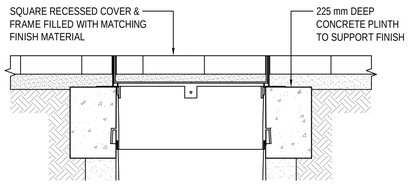
Project	Originator	Volume	Level	Type	Role	Number	Rev
10961	WML	00	XX	DR	C	1001	C02

NOTE:
ADDITIONAL ROCKER PIPES MAY BE NECESSARY TO ACCOMMODATE TRANSITION OF PIPE GRADIENT TO VERTICAL DOWNPIPE

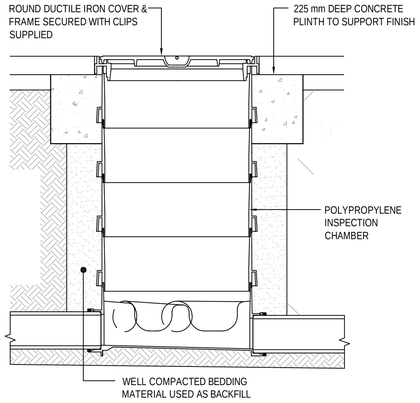


TYPICAL MANHOLE DETAIL TYPE B (SECTION)

[SCALE 1:20]



SITED IN HARD LANDSCAPED AREAS WITH RECESSED COVER

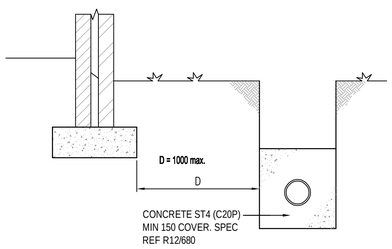


NB - UNIVERSAL PRODUCT - ADAPTOR TO PVC-U PIPE INCLUDED

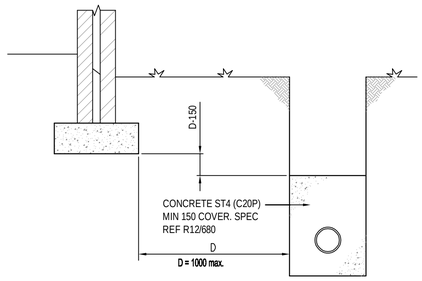
SITED IN DRIVEWAYS / HARD LANDSCAPED AREAS WITH STANDARD ROUND COVER

POLYPROPYLENE INSPECTION CHAMBER INSTALLATION DETAIL (450Ø UPTO 1.2m DEEP)

[SCALE 1:20]



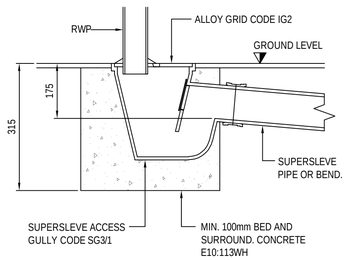
WHERE BOTTOM OF TRENCH IS LOWER THAN BOTTOM OF FOUNDATIONS USE CONCRETE SURROUND. TOP OF CONCRETE NOT TO BE LOWER THAN BOTTOM OF FOUNDATIONS



WHERE BOTTOM OF TRENCH IS LOWER THAN A CRITICAL LEVEL USE CONCRETE SURROUND. TOP OF CONCRETE TO BE AS DEFINED BELOW.

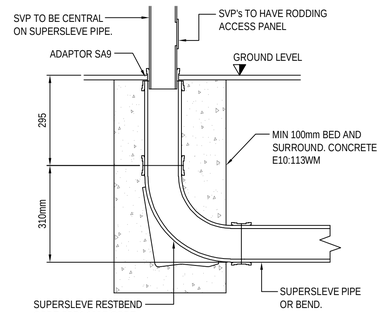
PIPES NEAR FOUNDATIONS

[SCALE 1:20]



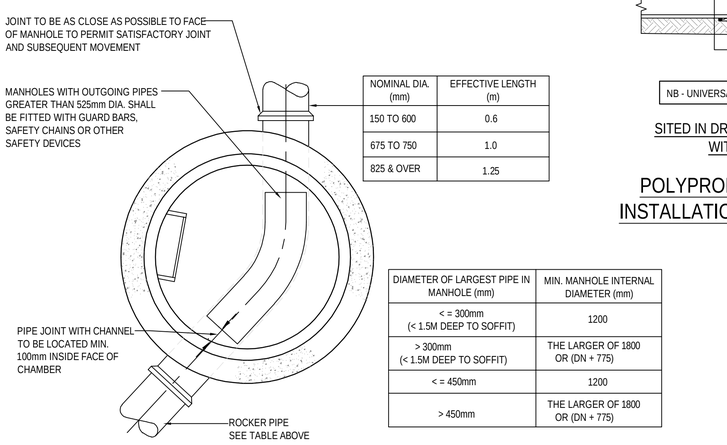
RWP DETAIL

[SCALE 1:10]



SOIL VENT PIPE

[SCALE 1:10]



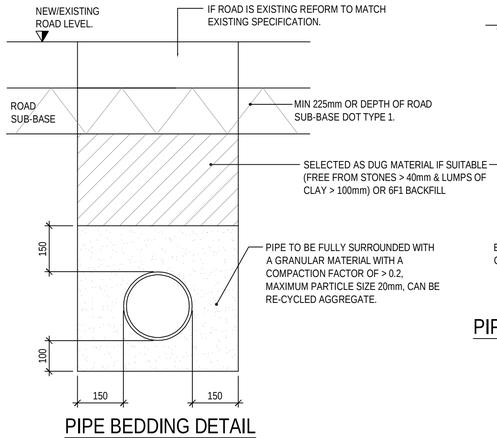
NOMINAL DIA. (mm)	EFFECTIVE LENGTH (m)
150 TO 600	0.6
675 TO 750	1.0
825 & OVER	1.25

DIAMETER OF LARGEST PIPE IN MANHOLE (mm)	MIN. MANHOLE INTERNAL DIAMETER (mm)
< = 300mm (< 1.5M DEEP TO SOFFIT)	1200
> 300mm (< 1.5M DEEP TO SOFFIT)	THE LARGER OF 1800 OR (DN + 775)
< = 450mm	1200
> 450mm	THE LARGER OF 1800 OR (DN + 775)

P.C.C. CHAMBER RINGS USED FOR MANHOLES LESS THAN 1500 TO SOFFIT WITHIN HIGHWAYS FOR LOAD CLASS D 400 SHALL BE 600mm x 600mm CLEAR OPENING. ALL MAINTENANCE SHALL BE CARRIED OUT FROM THE SURFACE. NO STEP RUNGS SHALL BE PROVIDED. THE COVER OPENING SHALL BE LOCATED OVER THE OUTGOING PIPE.

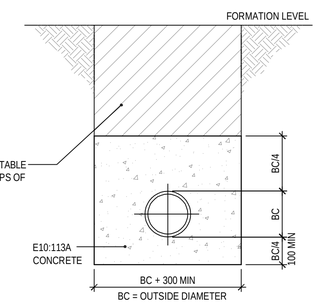
TYPICAL MANHOLE DETAIL TYPE B (E/F) DEPTH TO SOFFIT OF PIPE 1.5m* TO 3.0m

[SCALE 1:20]



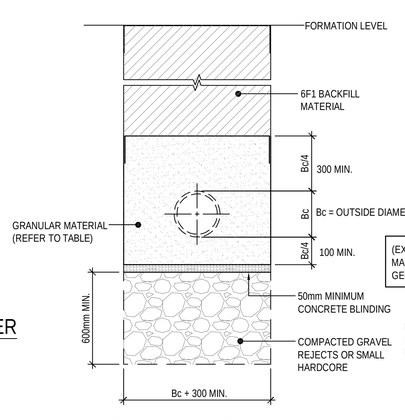
PIPE BEDDING DETAIL (BEDDING CLASS S)

[SCALE 1:10 @ A1]



PIPE BEDDING DETAIL WHERE COVER TO PIPE IS LESS THAN 900mm (BEDDING CLASS Z)

[SCALE 1:10 @ A1]

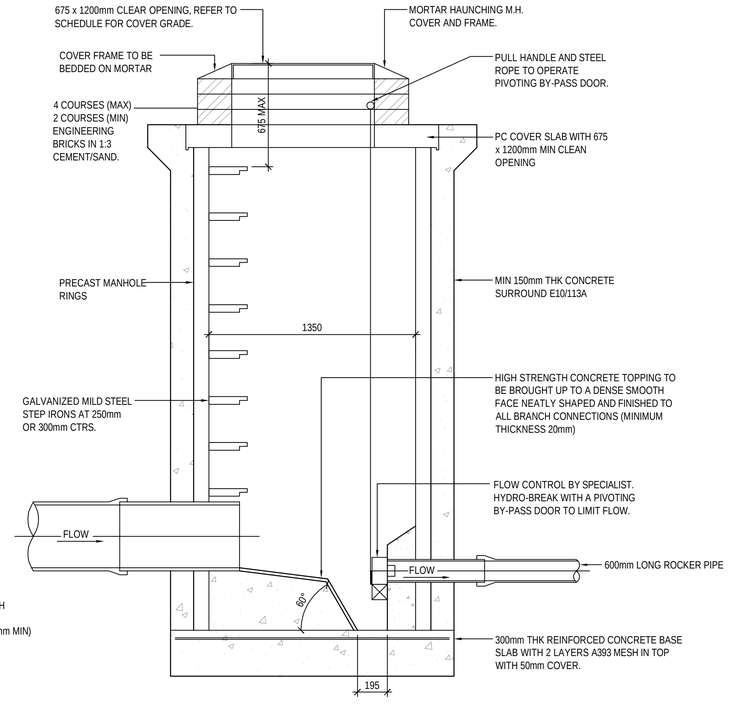


(EXCAVATION AND BACKFILL MATERIAL TO BE WRAPPED WITH GEOTEXTILE)

Y VALUE (BELOW PIPE)
HARD SPOTS / IRREGULAR TRENCH BOTTOM Bc/4 (200mm MIN)
EVEN TRENCH BOTTOM BC/6 (100mm MIN)

PIPE BEDDING DETAIL IN SOFT GROUND

[SCALE 1:20]



NEW HYDRO-BRAKE CHAMBER

[SCALE 1:20]

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FOR DETAILS OF MATERIALS AND WORKMANSHIP REFER TO THE SPECIFICATION.

RESIDUAL RISKS

IN ADDITION TO THE HAZARDS / RISKS NORMALLY ASSOCIATED WITH THE TYPE OF WORKS INDICATED. NOTE THE FOLLOWING:-

CONSTRUCTION

Rev.	Amendment	Date	By	Chkd
C01	CONSTRUCTION ISSUE.	11.07.24	KPT	LOG
P01	PRELIMINARY ISSUE.	19.5.23	KPT	LOG

Project
NEW SCIENCE BLOCK

Client
XAVERIAN COLLEGE

Title
TYPICAL DRAINAGE DETAILS

WML Job No.	Drawn	Checked	Date	Scale
10961	KPT	LOG	MAY 2023	AS SHOWN

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Drawing No.

Project	Originator	Volume	Level	Type	Role	Number	Rev
10961	WML	00	XX	DR	C	1002	C01

Appendix 03

Letter from Seddon Construction Ltd

Seddon Construction Ltd.
Plodder Lane
Edge Fold
Bolton
BL4 0NN

28 February 2025

Our Ref: SY/PD/S1880/4.6/01

Stanley Green Business Park
8 Stanley Green Business Park
Cheadle
Stockport
Cheshire
SK8 6QL

By Email: kevin.tyldesley@wmlconsulting.com

F.A.O: Kevin Tyldesley

Dear Sirs,

S1880 Xaverian College

Please take this letter as formal confirmation that Drainage Works have been carried out in line with the below Design Drawings:

- Drainage layout 10961-WML-00-XX-DR-C-1001 Rev C02
- Drainage Details 10961-WML-00-XX-DR-C-1002 Rev C01
- Drainage report 10961-WML-00-XX-RP-C-0002

Yours faithfully
SEDDON CONSTRUCTION LTD

pp
Simon Yearsley
CONTRACTS MANAGER

C.C. Loughlin Ogorman Loughlin.ogorman@wmlconsulting.com;
Steven Wong steven.wong@wmlconsulting.com

Seddon Construction Ltd is registered in England & Wales,
Plodder Lane, Edge Fold, Bolton, Lancashire BL4 0NN
Company Number: 357 8140

Appendix 04

Below ground drainage maintenance and management schedule

NEW SCIENCE BLOCK, XAVARIAN COLLEGE, MANCHESTER

BELOW GROUND DRAINAGE SYSTEM – MAINTENANCE SCHEDULE

THE SURFACE WATER DRAINAGE SYSTEM IS RELATIVELY TRADITIONAL IN NATURE, AND SHOULD PROVIDE YEARS OF RELATIVELY LOW MAINTENANCE OPERATION IN RELATION TO THE ANTICIPATED LIFESPAN OF THE PROPOSED DEVELOPMENT.

HOWEVER IN LINE WITH CURRENT GOOD PRACTICE THE FOLLOING MAINTENANCE REGIME SHOULD BE PUT IN PLACE FOR THE LIFETIME OF THE PROPOSED DEVELOPMENT:-

1. GULLIES, LINEAR DRAINAGE CHANNELS, ETC.
   THESE ITEMS SHOULD BE INSPECTED AND / OR CLEANED OUT AT SIX MONTHLY INTERVALS, TO ENSURE THAT THEY AND THE PIPEWORK ASSOCIATED WITH THEM IS OPERATING EFFECTIVELY.
   IN ADDITION THEY SHOULD BE INSPECTED AND / OR CLEANED OUT FOLLOWING HEAVY RAINFALL, PARTICULARLY DURING AUTUMN, TO ENSURE THAT THEY REMAIN CLEAR OF LEAVES, DETRITUS, ETC.

2. INSPECTION CHAMBERS, MANHOLES, CATCHPITS, ETC.
   THESE ITEMS SHOULD BE INSPECTED AND / OR CLEANED OUT AT SIX MONTHLY INTERVALS, TO ENSURE THAT THE PIPEWORK ASSOCIATED WITH THEM IS CLEAR AND OPERATING EFFECTIVELY.
   IN ADDITION THEY SHOULD BE INSPECTED AND / OR CLEANED OUT FOLLOWING HEAVY RAINFALL, PARTICULARLY DURING AUTUMN, TO ENSURE THAT THEY REMAIN CLEAR OF LEAVES, DETRITUS, ETC.

3. HYDRO-BRAKE CHAMBER.
   THIS CHAMBER AND THE HYDRO-BRAKE WITHIN IT ARE HIGHLY IMPORTANT PARTS OF THE DRAINAGE SYSTEM. THE PURPOSE OF THE HYDRO-BRAKE IS TO RESTRICT THE FLOW RATE FROM THE SITE.
   HENCE IT IS HIGHLY IMPORTANT THAT THIS CHAMBER AND THE HYDRO-BRAKE ARE INSPECTED AND / OR CLEANED OUT AT SIX MONTHLY INTERVALS, OR WITHIN 48 HOURS FOLLOWING A MAJOR STORM EVENT (PARTICULARLY DURING AUTUMN) TO ENSURE THAT THE HYDRO-BRAKE IS OPERATING FREELY.

4. MAINTENANCE PERSONNEL
   IT IS UNDERSTOOD THAT THE MONITORING AND ROUTINE MAINTENANCE WORKS OUTLINED ABOVE WILL BE CARRIED OUT BY THE COLLEGE'S MAINTENANCE STAFF, WITH ADDITIONAL HELP PROVIDED BY EXTERNAL SPECIALIST DRAINAGE PROFESSIONALS, E.G. TO CARRY OUT CCTV SURVEYS, CLEAR BLOCKAGES AND PERFORM REMEDIAL WORKS AS REQUIRED.