Part Of Former Central Retail Park Ref. 141625/VO/2024
Drainage Explanatory Note

Drainage Strategy

Shooters Brook is a known culverted water course that crosses the wider former Central Retail Park site, including the Park site.

The route of Shooters Brook has broadly been established from historical data and United Utilities record information. To date three attempts have been made to fully survey the culvert between August 2022 and September 2023 to establish its condition both upstream and downstream.

It is not yet confirmed if Shooters Brook remains active or if has been historically abandoned as part of recent upstream development, and further survey work is to be undertaken in February / March 2025, as part of any enabling works, to confirm this.

Should Shooters Brook be confirmed to be in active use, then it would be the intention that any surface water is discharged into it, in accordance with the drainage hierarchy.

In the interim, an alternative 'fall-back' drainage solution is presented to discharge surface water into the local United Utilities public combined sewer. This would be at a significantly reduced greenfield rate as a result of the use of Sustainable Urban Systems (SuDS) within the Park design - and present a 90% betterment to the current uncontrolled discharge to the combined sewer.

The Green Infrastructure measures incorporated into the Park design include:

- Areas of permeable surfaces throughout alongside the proposed areas of planting.
- Filter drains with perforated pipes will run around the edges of all softworks and areas of planting and turf. These will all be connected through surface water pipes that run underground.
- Subsurface storage tanks to control water attenuation before discharge and Hydro-Brake flow control devices to regulate peak discharge and prevent sewer overloading.

Sewer Easement

The route of the sewer at the northern end of the application site has been accurately surveyed and the required 3-metre easement is provided either side of the sewer.

The existing boundary wall to Hugh Oldham Way is currently built within the 3-metre easement. This retaining wall will become redundant following the increase in site levels proposed in this localised area, and it is expected that it will remain insitu.

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Change in Site Levels

There is a change in the ground levels across the site as part of the proposals to provide level access from the Park to Hugh Oldham Way, and into Cotton Field Park. This will result in increased manhole levels.

An initial structural assessment has been undertaken to ensure that there would be no adverse impact upon Shooters Brook or existing utilities. A further detailed review will be undertaken at the next Design Stage (RIBA Stage 4) to provide the necessary information to United Utilities.

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