

Drainage & Ground condition Statement

144 Bradford Road, Manchester, M40 7AS



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1.0 Introduction



Figure 2 : Illustration of site location

This Statement has been prepared in relation to the Full-Application to create a hand car wash on a vacant part of yard next to the site car park.

Whilst we note this area to be highly sustainable development location, we have approached the scheme with a hybrid strategy thus providing best of both options with maximum flexibility.

2.0 Proposals

The application proposes to create a hand car wash on the yard of 144 Bradford Road, Manchester, M40 7AS. The site is surrounded by the traditional and modern houses and well established businesses. We are proposing a hand car wash within the existing yard and one canopy next to the South West boundary for car valeting purposes.

2.1 Site and surroundings

The site is located on the Bradford Road, Gas works to the rear (South East) boundary, Bradford Inn pub to the South West boundary, Industrial units (Direct Linen) to the North East boundary of the proposed site.

The surrounding area is characterized by mixture of traditional & modern houses, and well established business.

The site benefits from being within an established area and businesses.

It is therefore evident the site is in a highly sustainable location for the proposed change.

3.0 Drainage statement

This site is built with high standards of construction and high quality design of drainage system, as you can see the leveling system of the surface area sloping in to the gullies makes this site useable in all weather conditions, because of this drainage design the site never had any problem of flooding. However, the decision can come with a condition, if planning office requires further drainage information and reports can be prepared by an expert according to the requirements.

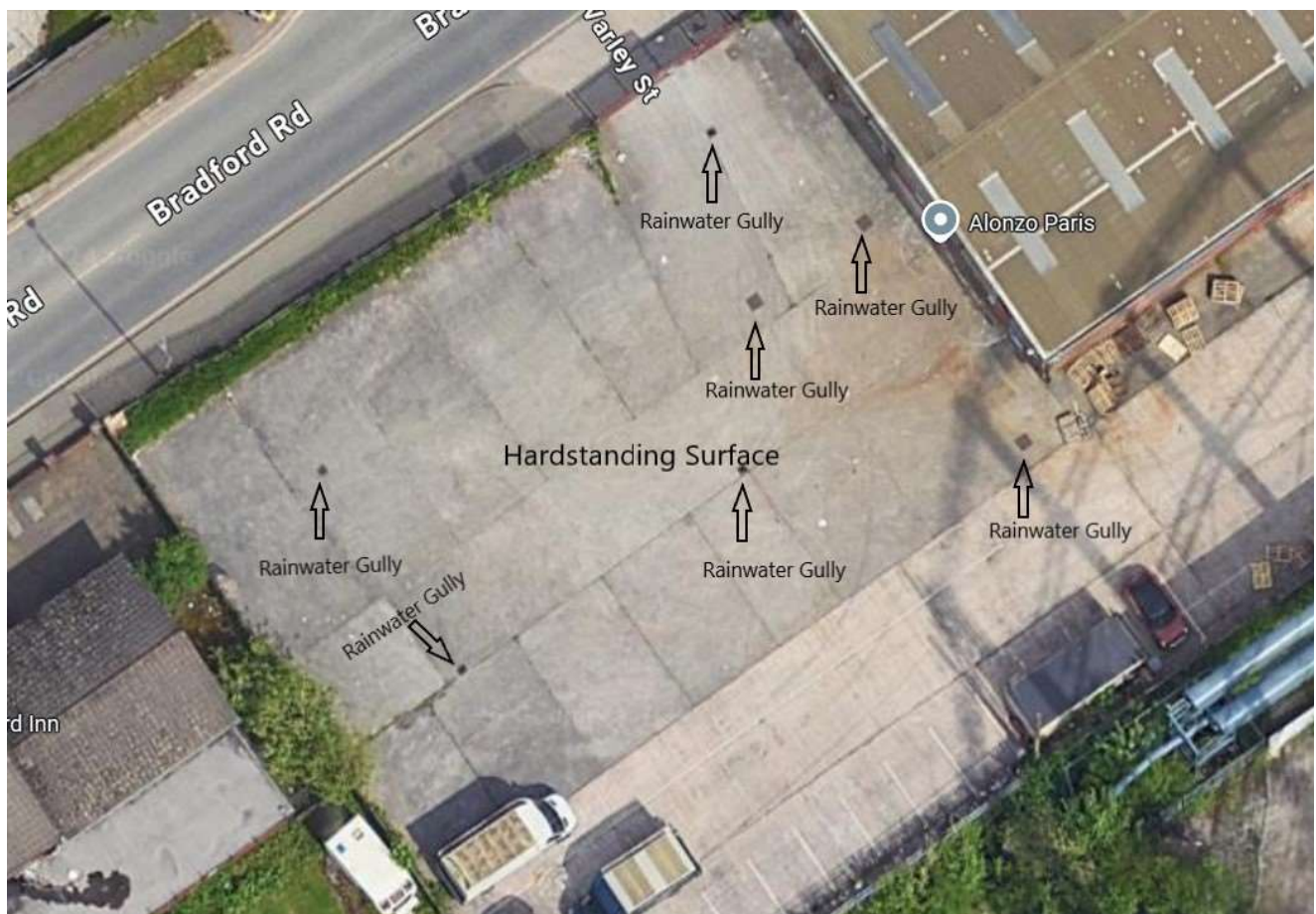


Figure 3 : Illustration of Arial view of the proposed site, Showing drainage system, gullies positions.

4.0 Silt Trap

A Silt Trap system to be installed by cutting the existing concrete surface to install and fix it with high standers of construction, a regular maintenance/cleaning contractor to be in place to clear the silt trap on regular bases, all the silt will be trapped in the silt trap and silt free water will go to the existing manhole via underground pipe.

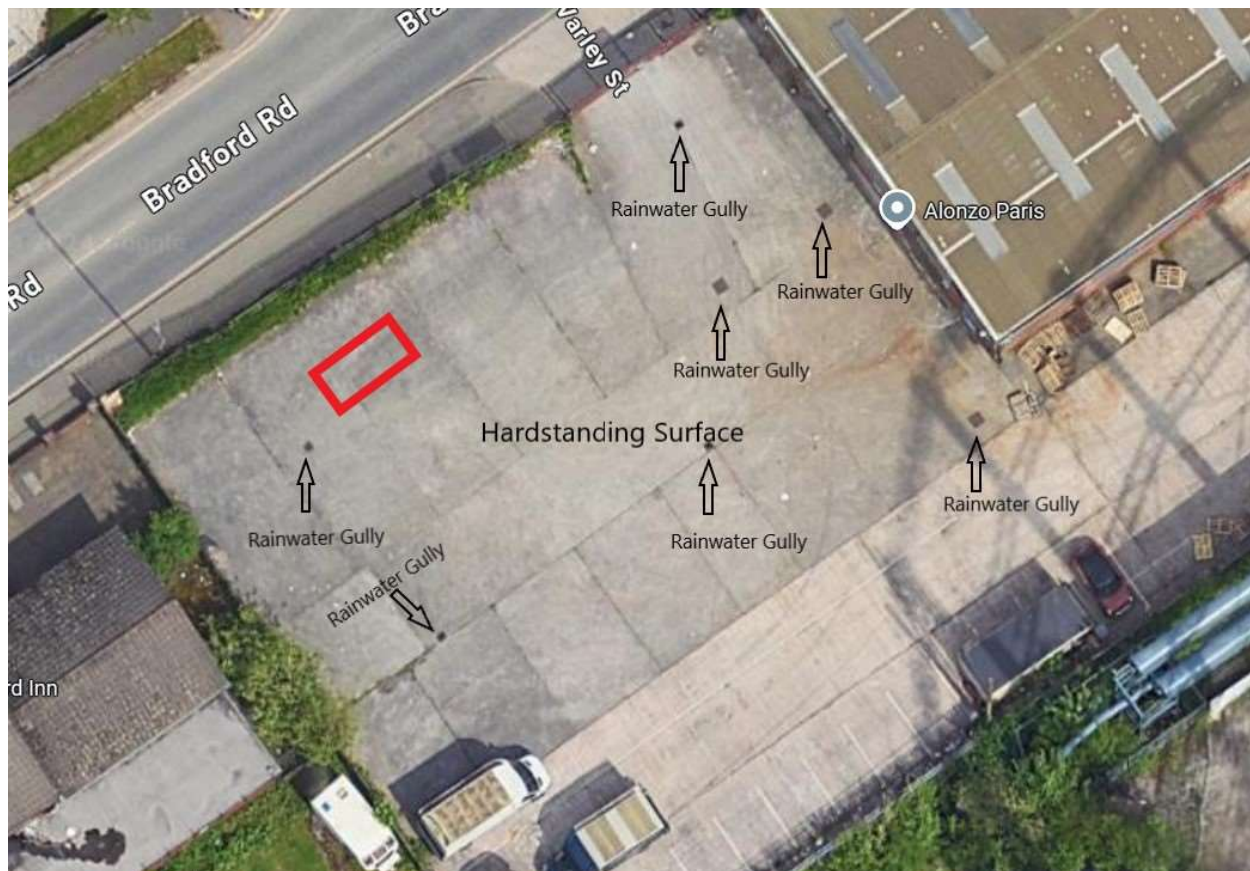


Figure 4 : Illustration of Arial view of the proposed site, Showing position of proposed Silt Trap in RED.

5.0 Impact on Ground Condition

5.1 This site is built with high standers of construction and high quality concrete ground for industrial use, The proposed change will not impact on the ground condition due to the built type. All existing ground will remain the same, except for the addition of the silt trap system.