

Drainage Planning Conditions

Subject: T2 – Vita Tower, Water Street, Manchester

Reference: 071297/SJQ T2 – Rev V01

Date: 25.07.2024

The Planning Permission Ref: 126648/FO/2020

Condition 22

The development hereby approved shall not be occupied unless and until surface water management has been implemented in accordance with the Flood Risk and Drainage Summary, Curtins, 18 March 2020 (071297-CUR-00-XX-RP-C-92001-V03) and an assessment of overland flow routes to include inlets, finished floor levels, ground levels and entrances of the buildings is submitted and approved in writing by the Local Planning Authority

The recommended finished floor levels for T2 is 26.900m AoD, proposals confirm that finished floor levels at Ground Floor Level are at 26.900m AoD, with all basement areas protected up to 26.900m AoD – Accessed via ground floor only.

Proposed levels fall away from the proposed building.

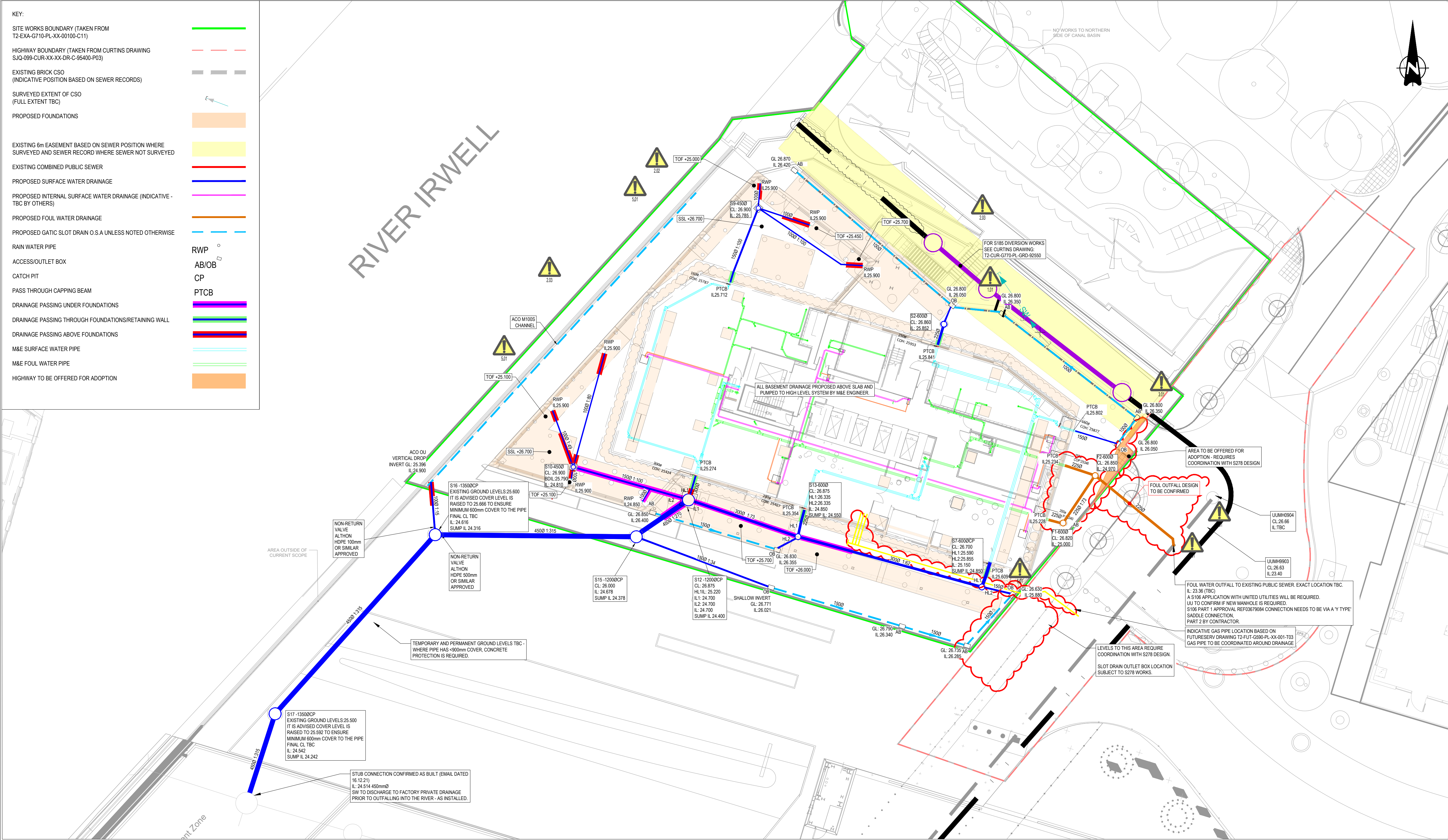
The foul drainage connects to the public sewer in Water Street. The connection to the public sewer is approved under Section 106 Agreements with United Utilities.

The surface water drainage connects to the wider masterplan drainage system, which connects the Aviva Studios Factory International. The connection to the River Irwell is approved under Consent with Manchester Ship Canal Company.

The proposals are therefore in accordance with the approved Flood Risk and Drainage Summary referenced 071297-CUR-00-XX-RP-C-92001-V03.

Please find enclosed the following information:

- Drainage Layout referenced: T2-CUR-G770-PL-GRD-92501Rev C04.
- Overland Flows Plan referenced: SJQ-701-CUR-07-XX-DR-C-92001 Rev P01.
- Landscape Architects Proposed Levels: T2-EXA-G710-PL-XX-00300 Rev C07.



GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
- ALL DIMENSIONS ARE IN METRES AND LEVELS IN METRES ABOVE ORDNANCE DATUM UNLESS OTHERWISE NOTED.
- REFER TO NOTES DRAWING: T2-CUR-G770-PL-GRD-92503.

DRAWING BASED ON:

ARCHITECT LAYOUT - T2-DCM-G200-PL-GRD-001-P05

LANDSCAPE ARCHITECT LAYOUT - T2-EXA-G710-PL-XX-00100-C17

LANDSCAPE ARCHITECT LEVELS - T2-EXA-G710-PL-XX-00300-C07

SURFACE WATER OUTFALL LOCATION - BURO

HAPOLDMF-BHE-XX-XX-DR-C-01-0311

UNITED UTILITIES SEWER RECORDS

CUR STRUCTURES FOUNDATION LAYOUTS - T2-CUR-G200-PL-GRD-20099-C04 & 20091-C03

M&E LAYOUT - T2-FUT-G580-PL-B1-001-C6

TOPOGRAPHICAL SURVEY - DATED 06.12.2018

ALL WORKS WITHIN CSO SEWER EASEMENT WILL REQUIRE COORDINATION WITH CSO SEWER RELAY WORKS

C04	CONSTRUCTION ISSUE UPDATE - UPDATED TO SUIT COMMENTS	12.07.24	CS	CG
C03	CONSTRUCTION ISSUE UPDATE - SW OUTFALL UPDATED	25.04.24	CG	CG
C02	CONSTRUCTION ISSUE UPDATE	04.04.23	CS	CG
C01	CONSTRUCTION ISSUE	24.02.23	CS	CG
P05	STAGE 4	15.06.22	CS	CG
P04	STAGE 4 - DRAFT	22.12.21	TK	CD
P03	STAGE 3	10.09.21	CS	CD
P02	STAGE 3 - DRAFT	27.08.21	CD	MW
P01	STAGE 2 ISSUE UPDATES	18.06.21	MW	CD
Rev:	Description:	Date:	By:	Chkd:



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Status:

CONSTRUCTION

Project:

TOWER 2 (T2)

Orig Title:

DRAINAGE LAYOUT

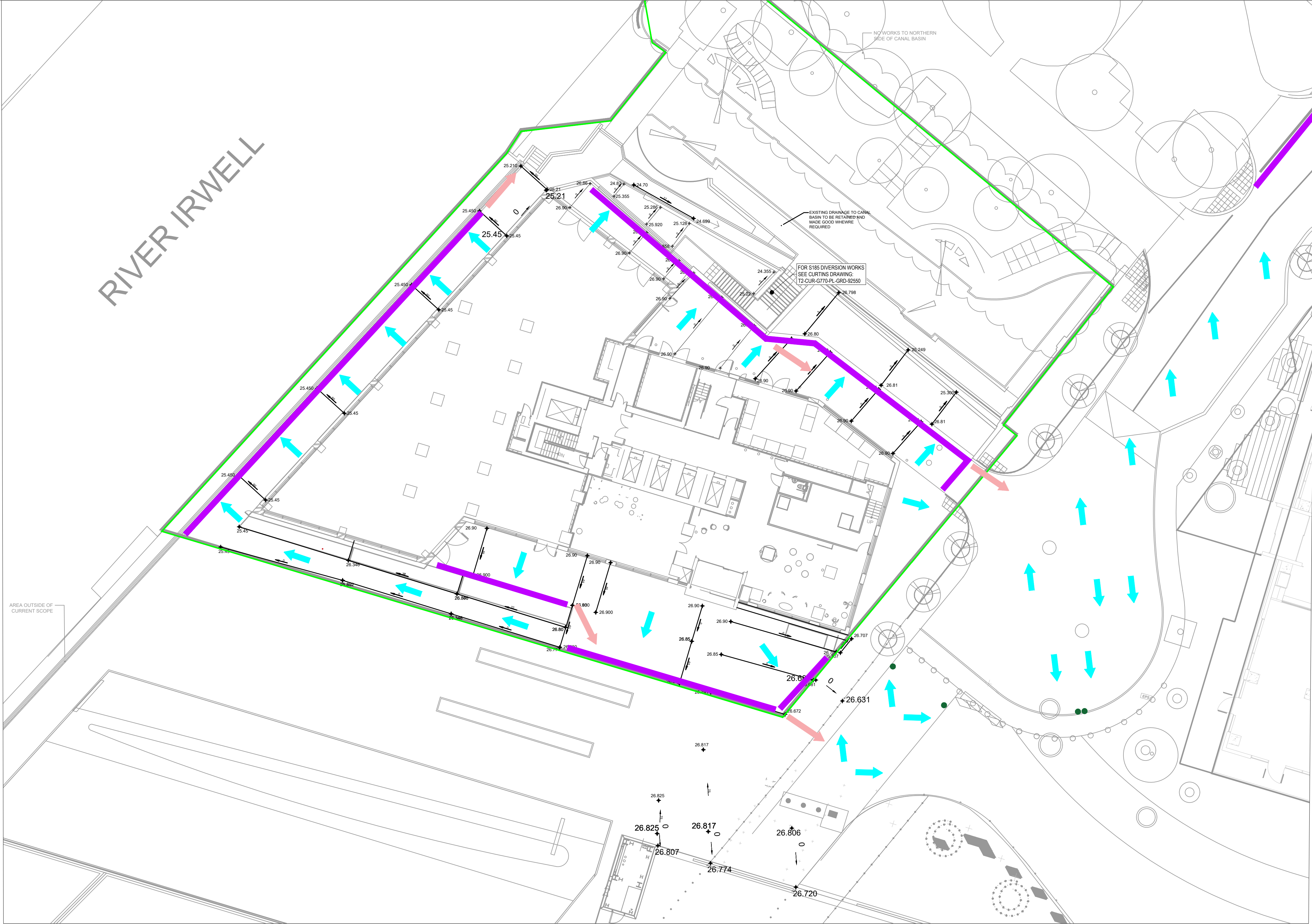
Project No:	Size:	Date:	Drawn By:	Designed By:	Checked By:
071297	A1	16.06.21	MW	MW	CD
Scale:	1:250				
Project Code:	Originator:	Volume:	Level:	Type:	Role:
					Category / Number:

T2 - CUR -G770- PL -GRD- 92501 - C04

RESIDUAL HAZARD REGISTER

HAZARDS THAT SHOULD BE OBVIOUS TO A COMPETENT CONTRACTOR HAVE NOT BEEN INDICATED ON THIS DRAWING. SHOULD ANY ADDITIONAL HAZARDS BE IDENTIFIED, THE CONTRACTOR SHOULD NOTIFY ALL RELEVANT PROJECT TEAM MEMBERS.

HAZARD REF No.	ITEM (FEATURE, ELEMENT OR ACTIVITY)	RESIDUAL HAZARD
101	EXISTING PUBLIC COMBINED SEWER OVERFLOW (CSO) ON SITE	EXISTING CSO TO BE PROTECTED. ALL WORKS WITHIN 6m EASEMENT TO CSO TO BE AGREED WITH UNITED UTILITIES TO PROTECT THE SEWER.
102	FLOOD RISK	SITE IS LOCATED IN FLOOD ZONE 2 (0.1% AEP) WORKS DURING CONSTRUCTION CONSIDER RISK. LOWERING SITE LEVELS DURING SITE WORK POTENTIALLY INCREASING RISK DURING CONSTRUCTION.
103	WORKING CLOSE TO WATERWAYS	RIVER IRWELL IN CLOSE PROXIMITY TO NORTH-WEST BOUNDARY, CANAL BASIN TO NORTH-EAST BOUNDARY.
104	SERVICES	EXISTING SERVICES TO REMAIN ARE TO BE PROTECTED OR DIVERTED
105	EXCAVATION ADJACENT TO BOUNDARIES/HIGHWAYS	INSTABILITY/UNDERMINING BOUNDARY WALLS AND ADJACENT PUBLIC HIGHWAY



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3. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

KEY

- DEVELOPMENT BOUNDARY TBC
- INDICATES THE FLOW ROUTE BASED ON FULL INLET CAPACITY OF COMPONENTS. i.e FALLS AT SURFACE
- INDICATES THE GENERAL GROUND LEVEL FALLS TO THE DRAINAGE SYSTEM
- GULLY LOCATIONS
- CHANNEL LOCATIONS

P01	ISSUED FOR PCD	25.07.24	CG	CG
Rev:	Description:	Date:	By:	Chkd:



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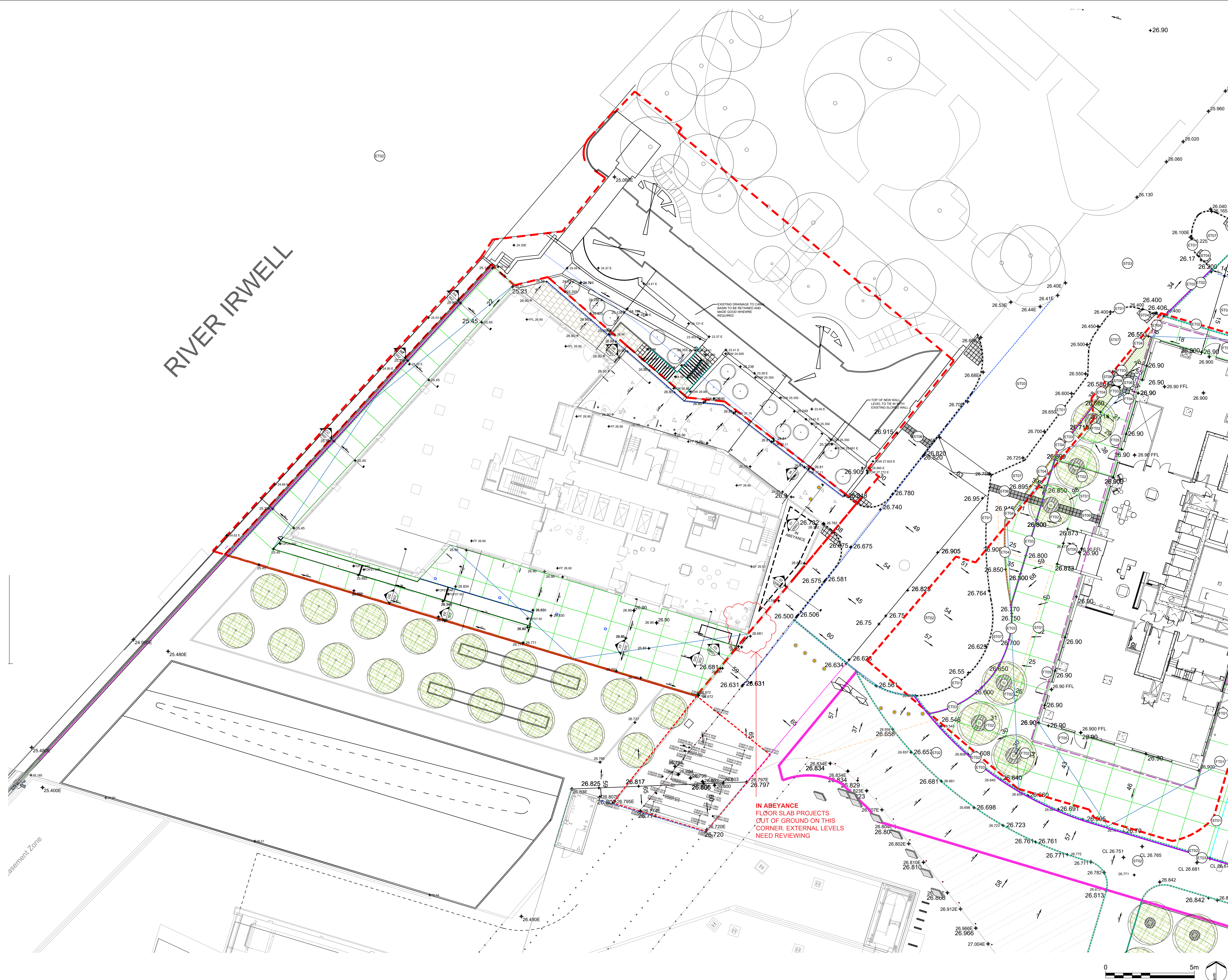
Status: FOR INFORMATION

Project: TOWER 2 (T2)

Orig Title: OVERLAND FLOWS LAND

Project No:	Size:	Date:	Drawn By:	Designed By:	Checked By:
071297	A1	25.07.0=24	CG	CG	CG
Scale: 1:250					
Project Code:	Originator:	Volume:	Level:	Type:	Role:
T2	- CUR -G770- PL -GRD-	92001	- P01		

P:\2018\1882 ST JOHN'S\01 CAD\02 SHEET LAYOUT\2059 T2 VITA LIVING, ST. JOHN'S\STAGE 5\T2-EXA-G710-PL-XX-00300.DWG



No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Client
VITA

KEY

- Indicative ACO Channel drain positions
To be confirmed by engineer
- Indicative slot drain positions
To be confirmed by engineer
- Indicative gully positions
To be confirmed by engineer
- Existing levels
- Proposed levels
- Levels for proposed adjacent development

Note: All drawings to reviewed by Building Control

Note: This drawing is to be read in conjunction with the T2-EXA-G710-RE-XX-00000 Drawing register

Rev	Description	Date
C07	DRAINAGE & LEVELS UPDATES	25.06.2024
C06	UPDATED ISSUE	14.03.2023
C05	CURTAINS COMMENTS	20.02.2023
C04	ADDITIONAL LEVELS ADDED	13.02.23
C03	UPDATED ISSUE	22.06.22
C02	UPDATED ISSUE	18.05.22
C01	CO-ORDINATION WITH T3	09.05.22

EXTERIOR ARCHITECTURE

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Project title
T2 VITA LIVING, ST. JOHN'S

Drawing title
INDICATIVE LEVELS

Issued By	Manchester	T: 0161 850 8101
Scale	1:100 @ A1	Drawn EXA
Status	STAGE 5	Checked EG
Date	09.05.22	Approved LP

Drawing number
T2-EXA-G710-PL-XX-00300

Revision
C07