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# DRAINAGE STATEMENT

## AFG MILL BROOK, WYTHENSHAWE

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| Client: | JLL |
| Project Name: | AFG Mill Brook, Wythenshawe |
| Report Title: | Drainage Statement |
| Report Author: | Aaron Topping |
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Drainage Statement to support the planning application for the development - AFG Mill Brook, Wythenshawe.

## Proposed Development and Existing Site Details

The proposed scheme consists of an extension on an independent Hospital.

The site is located on Wastdale Road, Wythenshawe which itself is situated about 10km southwest of Central Manchester. It is positioned between multiple residential properties.

## Existing Drainage

A survey conducted by N D Oliver shows that a 1350 mm diameter adopted combined sewer runs northwest across the site, parallel to the site boundary. This sewer is likely a combined system, as the survey indicates both foul and surface water connections. Additionally, there is a private combined water network within the site that connects to the existing 1350 mm sewer through a 150 mm diameter pipe.

## Drainage Strategy

This document sets out the drainage strategy for the above development and should be read in conjunction with the following documentation:

00.24224-ACE-00-ZZ-D-C-1000-Drainage Layout

00.24224-ACE-00-ZZ-R-C-1001-SW Calculations

## Surface Water

In accordance with the hierarchical approach, as contained within Section 3 of the building Regulations Part H, the use of infiltration-based SUDS has been considered first but is deemed unfeasible due to site space constraints.

There are no suitable watercourses within the vicinity of the site to drain to. It is therefore recommended to discharge surface water to the existing combined network which runs through the site.

The site is considered a Brownfield development. The proposed development will discharge at a restricted rate of 3.5 l/s (selected after consideration of a sensible flow control orifice size – 75mm) to an existing private manhole on site, which in turn drains via gravity to the 1350 mm dia. public combined sewer running parallel to the northern site boundary. Condition of the private network should be determined by a CCTV drainage survey. A pre-development enquiry has been submitted to United Utilities and the discharge rate of 3.5l/s has been agreed in principle.

Surface water storage is to be provided to ensure no flooding for up to the 1 in 100 year plus climate change return period design storm (40%). A conceptual model with attenuation tank and 3.5 l/s flow restriction has been produced using Infodrainage, generating a storage volume of 9.6m³.

## Foul Water

The proposed foul water flows are to be drained via gravity to the existing private combined network within the site, which in turn discharges via gravity to the 1350 mm dia. public combined sewer running parallel to the northern site boundary. Condition of the private network should be determined by a CCTV drainage survey.

## Water Quality

The trafficked areas are not large enough in this instance to warrant the use of a petrol interceptor. Techniques that control pollution close to the source, such as permeable surfaces or filtration trenches, can offer a suitable means of treatment for run-off from low-risk areas such as car parks, and non-operational areas.

## Flood Risk Assessment

The site is in flood zone 1 and is less than a hectare in size, meaning it does not require a flood risk assessment.




Figure 1: Flood Risk mapping (Source. Government Maps For Flooding)

Please do not hesitate to contact us if you have any queries.

Prepared by
Aaron Topping
Civil Engineer
For and on behalf of Adept Consulting Engineers Ltd