

**POWERLEAGUE,
MANCHESTER NICHOLLS**

**Flood Risk Assessment
&
Sustainable Drainage Statement**

Produced by

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Client

Powerleague Fives Limited

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1 Introduction

1.1 Background

- 1.1.1 MJM Consulting Engineers Ltd (MJM) have been commissioned by Powerleague Fives Limited to prepare a Flood Risk Assessment (FRA) and Sustainable Drainage Statement to accompany a planning application for the development of six new padel courts to the north of the existing Manchester Nicholls Powerleague site.

1.2 Site Location

- 1.2.1 The site is located at the Nicholls Community Football Centre, Ford Street, Ardwick, Manchester and is currently operated by The Manchester College ("the College") with Powerleague operating at the Site on weekday evenings and weekends. Broadly, the site is bound to the north and south by commercial units, to the west by Dalberg Street, where the site currently takes access, and to the east by Devonshire Street North. Parking is provided in an existing car park to the south of the site. The existing operational areas have not been assessed within this report given there is no intention to alter the existing infrastructure.
- 1.2.2 The grid reference of the site is SJ 85646 97165. The site sits within Manchester within Greater Manchester. The site location is demonstrated in **Figure 1.1** below.

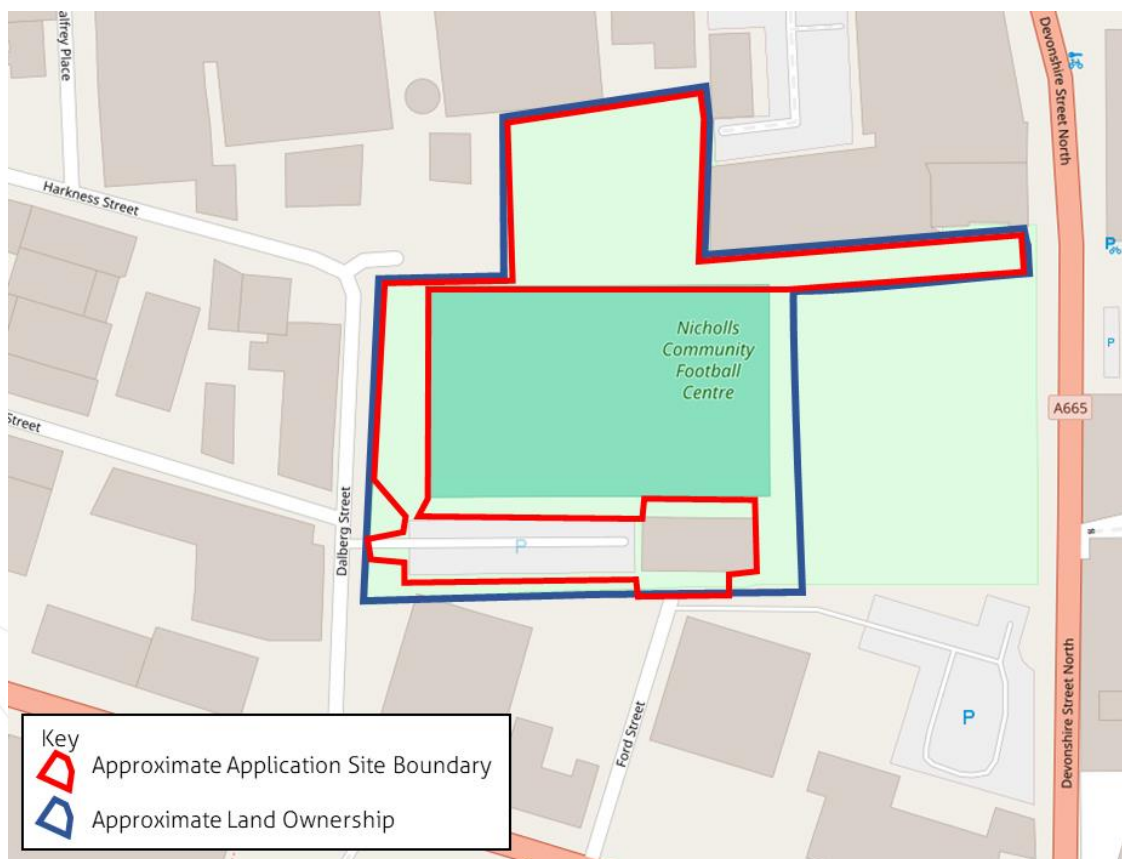


Figure 1.1: Site Location (Source: OpenStreetMap)

1.3 Development Proposals

- 1.3.1 The proposals comprise of the development of six new padel courts. The proposed site layout for the new courts is included at **Appendix A**. The new development would result in an increase of 0.16ha impermeable area across a development area of 0.71ha.

1.4 Report Structure

- 1.4.1 Following this introductory section:

- **Section 2** describes the planning policy context within which the proposals will be assessed;
- **Section 3** details the existing site, considering any site specific information and current survey information which has been gathered;
- **Section 4** discusses the potential sources of flooding for the site;
- **Section 5** summarises a surface water management strategy for the site, considering any existing site drainage, the proposed point of discharge and the appropriateness of Sustainable Drainage Systems (SuDS);
- **Section 6** deals with any requirement for foul water drainage;
- **Section 7** offers a summary and conclusions.

2 Relevant Policy and Guidance

2.1 National Planning Policy

2.1.1 With regard to flood risk, the National Planning Policy Framework (NPPF) requires that:

"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere."

2.1.2 The NPPF sets out that the Sequential Test should be applied to steer development to the areas of lowest probability of flooding and states that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.

2.1.3 To establish the appropriateness of development at a specific site the NPPF refers to the Flood Zones, which are shown on the Environment Agency Flood Map, and establishes the range of uses which are appropriate, or compatible, land uses for each Flood Zone.

2.1.4 The Flood Zones can be summarised as follows:

- **Zone 1:** Low Probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any one year. (<0.1%)
- **Zone 2:** Medium Probability. This zone comprises land assessed as having between 1 in 100 and 1 in 1000 annual probability of river flooding (1%-0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.
- **Zone 3a:** High Probability. This zone comprises land assessed as having 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
- **Zone 3b:** Functional Flood Plain. This zone comprises land where water must flow or stored in times of flood. Strategic Flood Risk Assessments should identify this zone.

2.1.5 Paragraph 168 of the NPPF goes on to state that "The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from **any** source...The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding."

2.1.6 According to the NPPF, if following the application of the Sequential Test it is not possible, consistent with wider sustainability objectives, for the development to be in zones of lower probability of flooding, the Exception Test can be applied.

2.1.7 As part of this process, it is necessary to consider the type and nature of the development. The Planning Practice Guidance: Flood Risk and Coastal Change defines the type and nature of different development classifications in the context of their flood risk vulnerability. This has been summarised in **Table 2.1** below.

Table 2.1: Flood Risk Vulnerability and flood zone compatibility

Flood Risk Vulnerability	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	Exception Test Required	✓	✓	✓
Zone 2	Exception Test Required	Exception Test Required	✓	✓	✓
Zone 3a	Exception Test Required	×	Exception Test Required	✓	✓
Zone 3b	Exception Test Required	×	×	×	✓

✓ Development is appropriate × Development should not be permitted.

- 2.1.8 The site is located in Flood Zone 1, as shown below in **Figure 2.1**, and has an area less than 1.0 hectare. The proposed uses are classed as 'Less Vulnerable' developments given that it is an outdoor sports and recreation and essential facilities such as changing rooms. Therefore, it is deemed that development is appropriate and an exception test is not required.

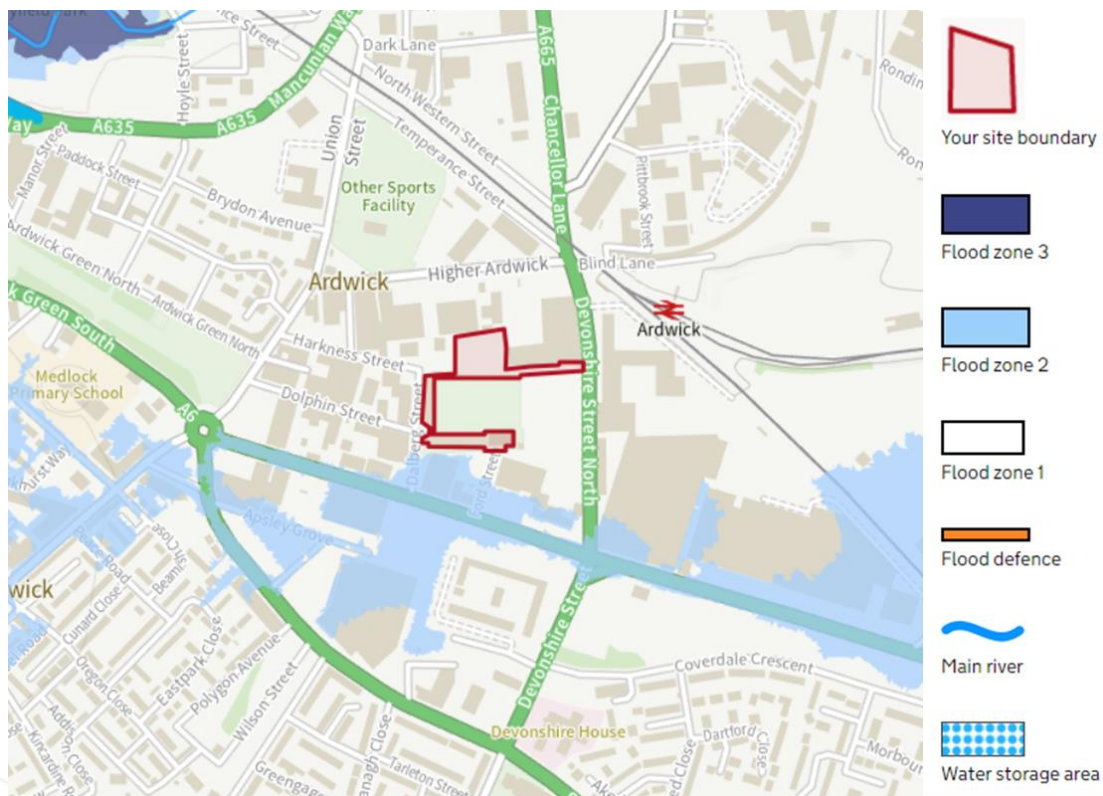


Figure 2.1: Flood Risk Map (Data Source: Environment Agency)

2.2 Local Policy

Manchester Core Strategy

- 2.2.1 Policy EN 14 of the Strategy focuses on Flood Risk. It states the following which is relevant to the proposed site:
- In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).

- *In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.*
- *All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.*
- *The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure.*

Manchester City Council Local Flood Risk Assessment 2014

- 2.2.2 The purpose of the Local Flood Risk Assessment (LFRA) is to collate and analyse the most up to date readily available flood risk information for all sources of flooding, to provide an overview of flood risk issues across the study area.
- 2.2.3 The key objectives of the Level 1 LFRA include providing information and guidance on flood risk taking into account latest flood risk information and national planning policy; determine in current and future flood risk; identify the requirements for site –specific flood risk assessments; consider opportunities to reduce flood risk.
- 2.2.4 Figures included in section 3 of this report are sourced from the LFRA.

Existing Site

2.3 Site Specific information

- 2.3.1 This section of the report contains information gathered from the Environment Agency (EA), Manchester City Council and the above mentioned LFRA.
- 2.3.2 The EA publish a Historic Flood Map which indicates the maximum extent of flooding from fluvial and groundwater sources. An extract of this map is shown below which indicates that site has not experienced historical flooding.

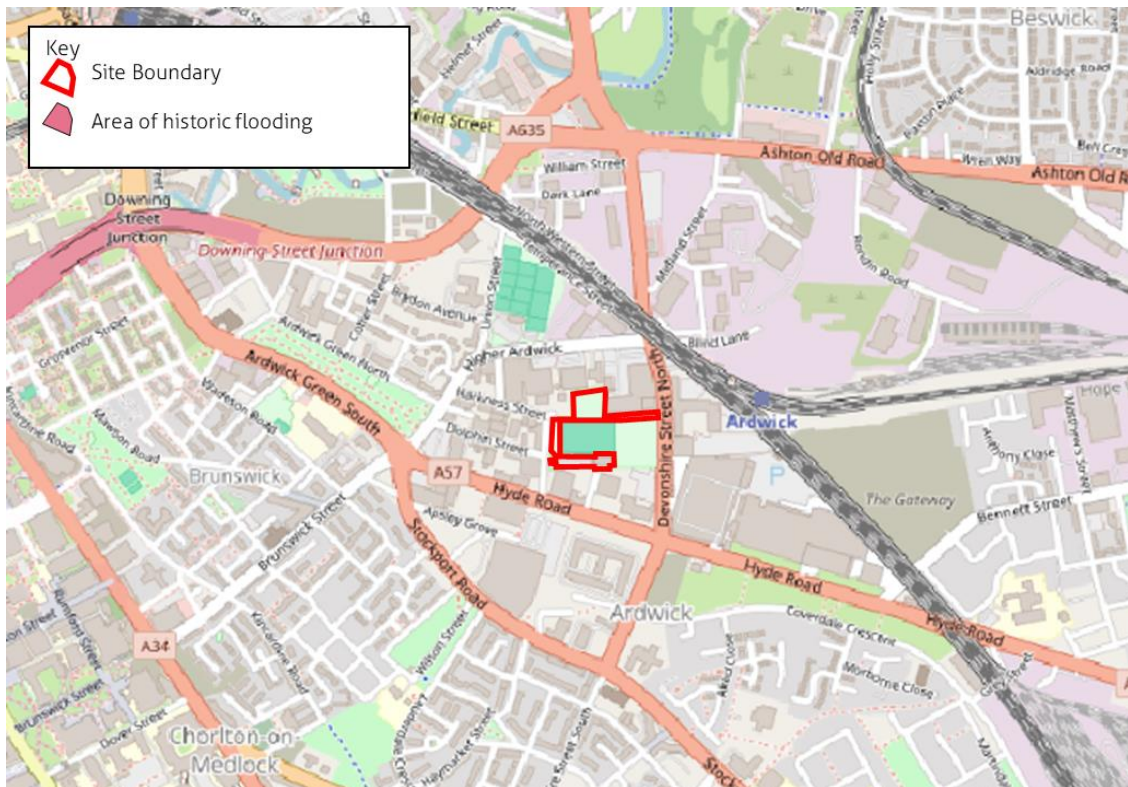
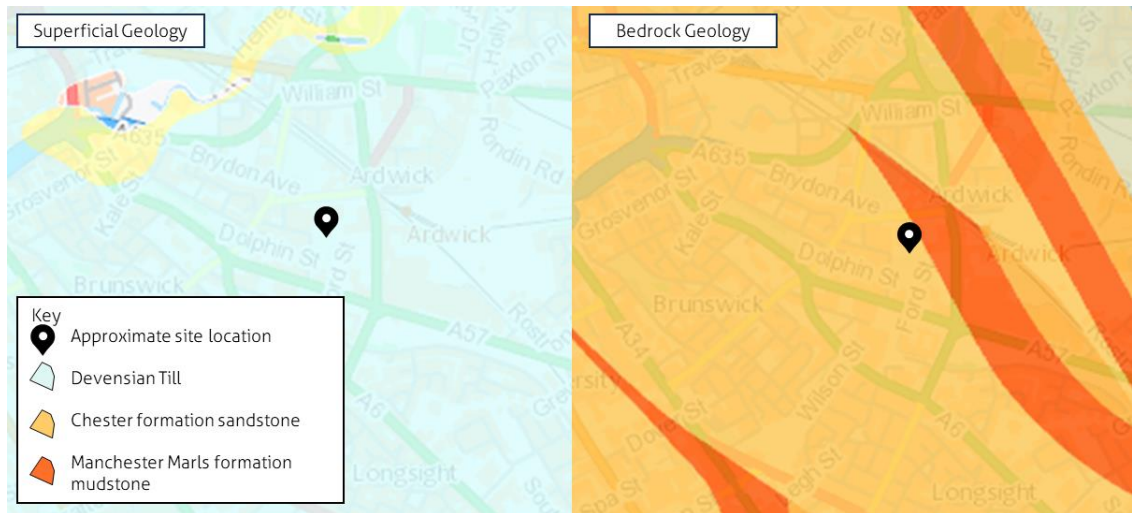


Figure 2.2: Historic Flood Map

- 2.3.3 United Utilities also possess information concerning the surrounding drainage network. This is attached in **Appendix B**. It indicates that combined sewers operate along Ford Street to the south of the site, and Dalberg and Harkness Street to the west.
- 2.3.4 A pre planning enquiry has been sent to Manchester City Council Lead Local Flood Authority (LLFA) to confirm the strategic approach on the site. This is attached in **Appendix C**. An automated response has stated that pre-application advice is currently suspended.
- ### 2.4 CCTV Survey
- 2.4.1 In 2022 a CCTV survey of the existing drainage network of the site was conducted by Lanes Group to establish what drainage was present in the existing site. It found that drainage skirted around the south west of the site before exiting to the south. Based on this data, the presence of manholes in proximity to the south is has been reasonably assumed that the site links with the existing combined sewer on Ford Street.
- 2.4.2 It should be noted that the CCTV survey did identify some damage to the existing drainage. This has since been repaired. The CCTV survey can be seen in **Appendix D**.

2.5 Geology

- 2.5.1 The British Geological Survey (BGS) geology map has been used to assess the existing geology of the site. An extract of this can be seen in **Figure 2.3**. This shows that the site is over a superficial deposit of Devensian Till, which itself is over a bedrock of Chester Formation Sandstone.



3 Potential Sources of Flooding

3.1.1 As required by NPPF, all sources of flooding have been assessed as part of this FRA report. The specific issues relating to each source and its impact on this development are discussed below.

3.1 Fluvial and Tidal Flooding

3.1.1 The Environment Agency flood map in **Figure 3.1** shows the site is located within Flood Zone 1 and as such has a low probability of flooding, less than 1 in 1000 (0.1%) annual probability of flooding in any given year. The proposed use is classed as Less Vulnerable development and are compatible with the site designation of Flood Zone 1.

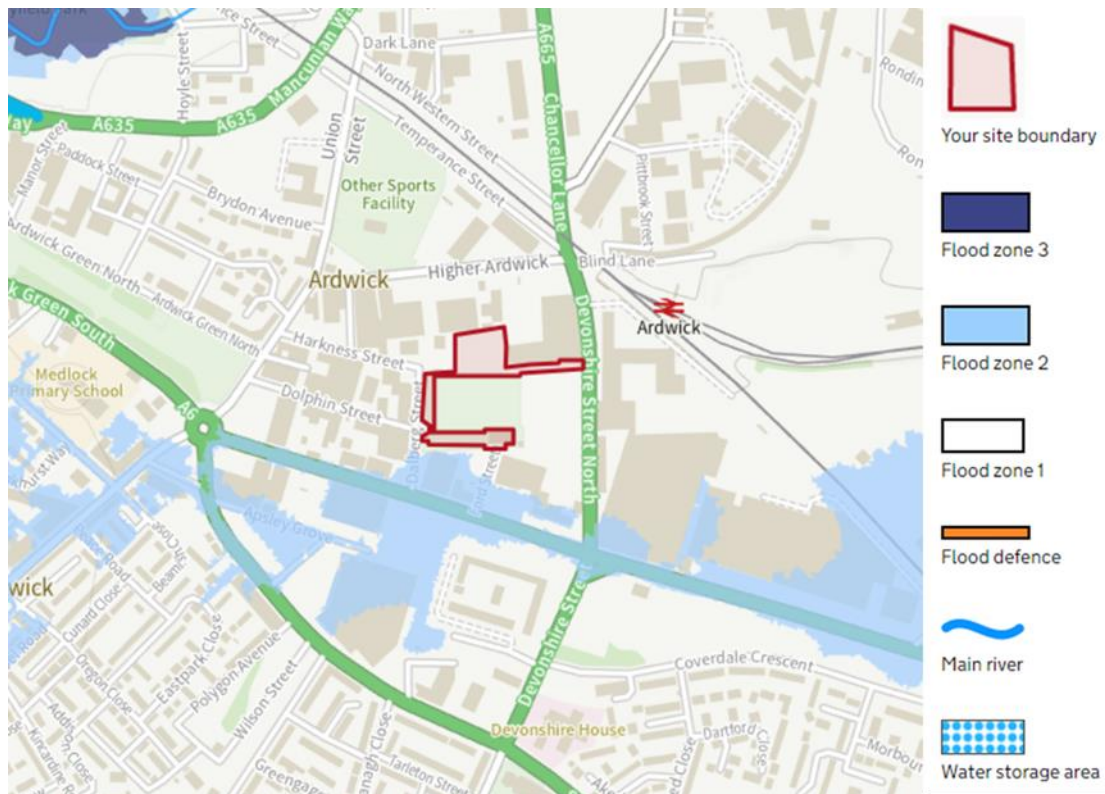
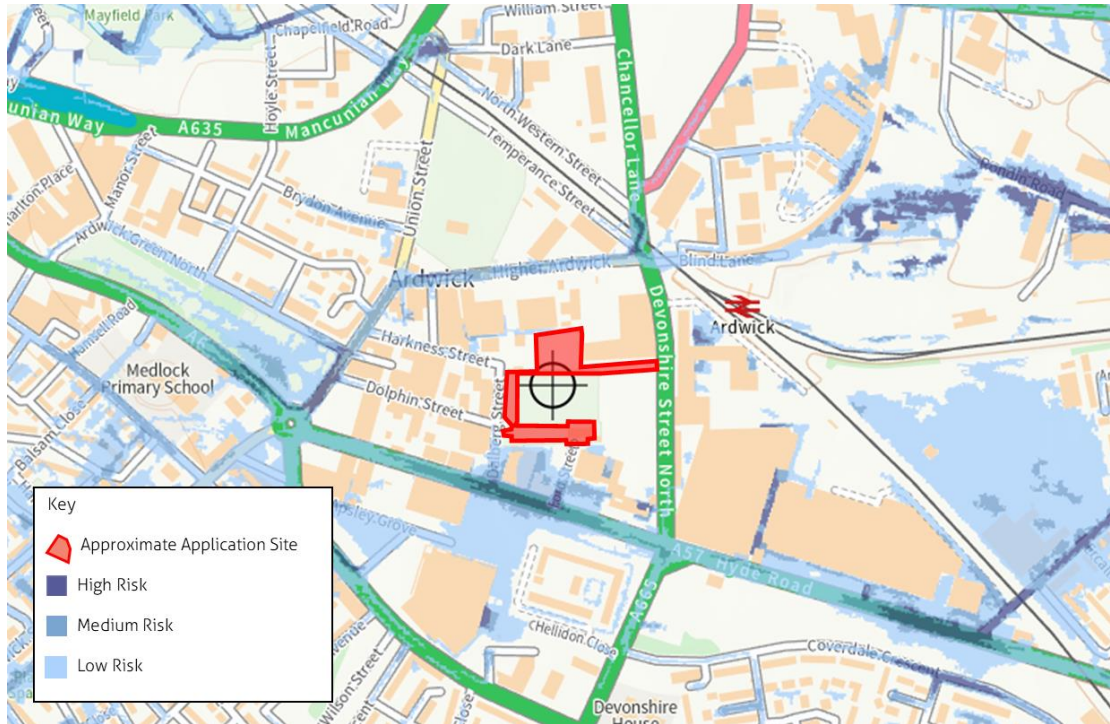


Figure 3.1: Environment Agency Flood Map

3.2 Flooding from Land (Overland flow & Surface Water Flooding)

3.2.1 The Environment Agency's surface water flood risk map is shown in **Figure 3.2** below.

Figure 3.1: EA Surface Water Flood Map



3.2.2 As may be seen in **Figure 3.2** none of the site is located within a risk area. Neighbouring areas that do experience such risks are roads with no ability for water to infiltrate.

3.3 Ground Water Flooding

3.3.1 The Manchester SFRA provides a Ground Water Flooding map. This map indicates areas at risk of Ground Water Flooding in Manchester. An Extract of the map is shown in **Figure 3.3**.

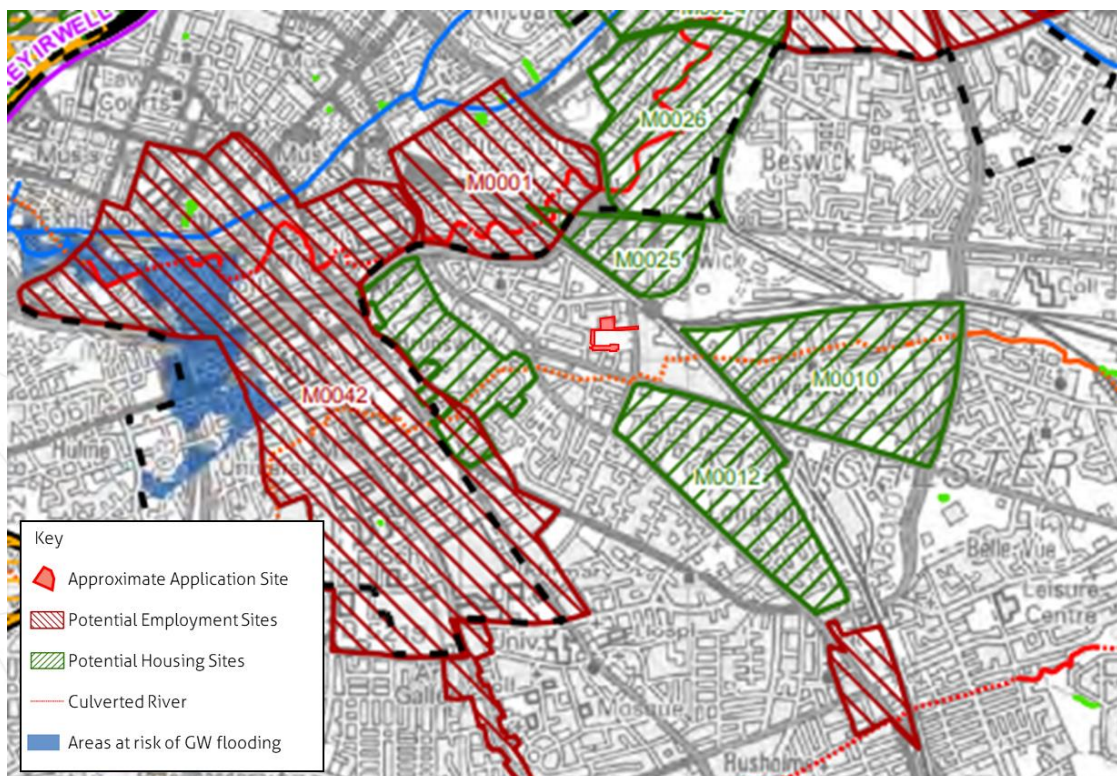


Figure 3.3: SFRA Groundwater Flood Risk Map

- 3.3.2 **Figure 3.3** demonstrates that the site is not in an area at risk of Groundwater Flooding. This is further confirmed by Environment Agency data for the site which suggests that the site is unlikely to flood as a consequence of Groundwater Flooding.
- 3.3.3 Given there has been no previous evidence of groundwater flooding it is considered the risk of groundwater flooding can be summarised as **low**.

3.4 Flooding from Sewers

- 3.4.1 In urban areas, rainwater is frequently drained into surface water sewers or sewers containing both surface and wastewater known as “combined sewers”. Flooding can result when the sewer is overwhelmed by heavy rainfall, becomes blocked, or is of inadequate capacity; this will continue until the water drains away. When this happens to combined sewers, there is a high risk of land and property flooding with water contaminated with raw sewage as well as pollution of rivers due to discharge from combined sewer overflows.
- 3.4.2 As may be seen in the United Utilities sewer records attached in **Appendix B**, the nearest sewers are not in close proximity to the land proposed for the new padel courts. As such the risk of sewer flooding can be seen as minimal.
- 3.4.3 Following the CCTV survey conducted in 2022, damage was identified to the existing drainage system. This has subsequently been repaired. This reduces the risk of the private sewer system failing.

3.5 Flooding from Reservoirs, Canals and other Artificial Sources

- 3.5.1 Non-natural or artificial sources of flooding can include reservoirs, canals and lakes where water is retained above natural ground level, operational and redundant industrial processes including mining, quarrying and sand and gravel extraction, as they may increase floodwater depths and velocities in adjacent areas. The potential effects of flood risk management infrastructure and other structures also need to be considered. Reservoir or canal flooding may occur as a result of the facility being overwhelmed and/or as a result of dam or bank failure.
- 3.5.2 The Environment Agency’s flood risk from reservoirs map, see **Figure 3.4**, shows that although the surrounding area of the site appears to be at risk of flooding, the development site is not. Furthermore, the location of the proposed padel courts is to the north of the existing College site and therefore, the risk of flooding from this source is considered **low**.

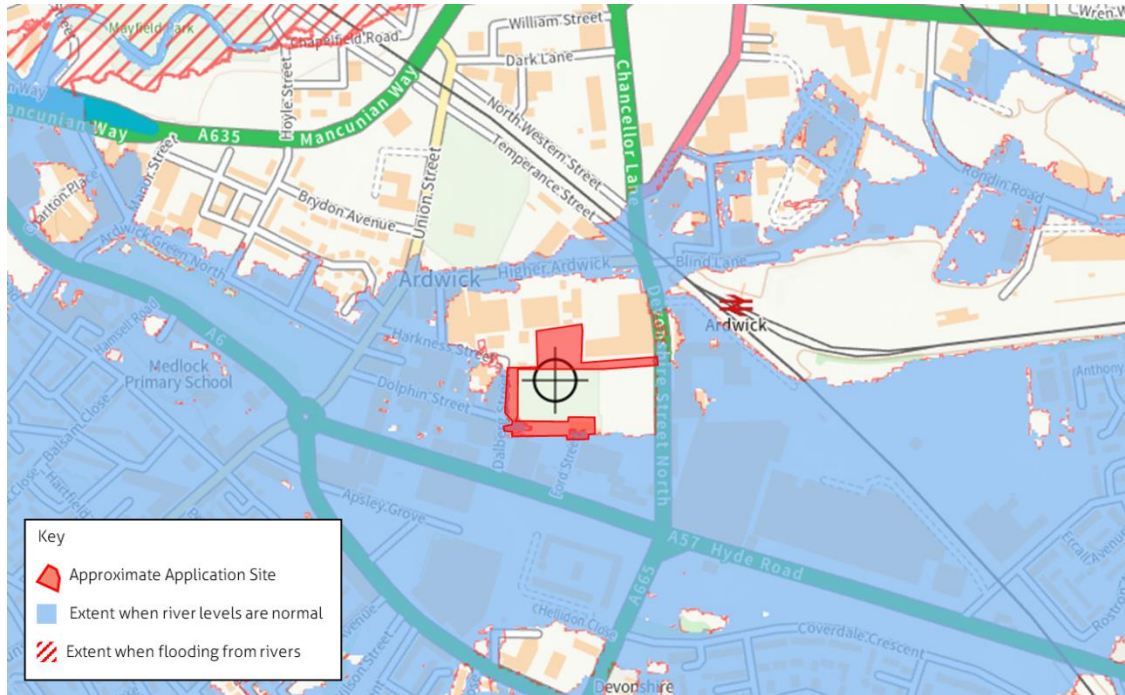


Figure 3.4: Maximum extent of flooding from reservoirs

3.6 Flood Risk Summary

- 3.6.1 As can be seen from the various searches and maps above, the proposed site is located within Flood Zone 1 and is therefore at a low risk of flooding. There are no significant risks from surface water flooding. There is no history of groundwater flooding and the risk as quantified by the Manchester SFRA is low. The site is also not located in an area susceptible to sewer flooding. A very small portion of the wider College site is at risk from flooding from reservoirs, however the proposed development is located outside of this potential flood area.
- 3.6.2 NPPF guidance must be followed with particular reference to Paragraph 168: "The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from **any** source". This would suggest that a sequential test is therefore not required for the site given no risk of flooding from any source has been identified.

4 Surface Water Management Strategy

4.1 Existing Site Drainage

- 4.1.1 A CCTV survey was conducted in 2022 that established that a surface water drainage network runs around the southern and western edge of the existing football pitches. It did not extend to the north of the site. This network had experienced some damage but has since been repaired.
- 4.1.2 The United Utilities Asset map in **Appendix B** has shown that the site is located close to existing combined sewers on Ford Street to the south of the site, and Dalberg and Harkness Street to the west. The existing site drainage links with the Combined sewer on Ford Street.

4.2 Proposed Point of Discharge

- 4.2.1 NPPF Planning Practice Guidance Paragraph 056 states that:
- 4.2.2 "Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:
1. *into the ground (infiltration);*
 2. *to a surface water body;*
 3. *to a surface water sewer, highway drain, or another drainage system;*
 4. *to a combined sewer."*

Into the ground (infiltration)

- 4.2.3 Based on the geology described in **Section 2.5** of this report, it may be possible to utilize infiltration. However, following results from soakaway testing, it was found that the ground is effectively impermeable and as such, the use of infiltration would not be viable. The results from the Soakaway testing are attached in **Appendix E**.

Discharge to Watercourse or surface water body

- 4.2.4 The closest watercourse is 550m to the north. This distance is too great for discharge to be feasible. No other surface water bodies are in proximity to the site that may be utilized.

Discharge to Sewer

- 4.2.5 The 2022 CCTV survey showed that the existing drainage network only extended to the north west of the existing football pitch. It appears that there is no existing drainage for the land proposed for the padel court development. Existing drainage is likely to be overland flow or infiltrate into the ground.

4.3 Sustainable Drainage Systems (SuDS)

- 4.3.1 Section 1.1 of the SuDS Manual (Ciria C753) states the following:
- *"Sustainable drainage systems (SuDS) can deliver multiple benefits. Surface water is a valuable resource, and this should be reflected in the way it is managed and used in the built environment. It can add to and enhance biodiversity, beauty, tranquillity and the natural aesthetic of buildings, places and landscapes and it can help make them more resilient to the changing climate.*
 - *The philosophy of sustainable drainage systems is about maximising the benefits and minimising the negative impacts of surface water run-off from developed areas.*

- The SuDS approach involves slowing down and reducing the quantity of surface water runoff from a developed area to manage downstream flood risk and reducing the risk of that runoff causing pollution. This is achieved by harvesting, infiltrating, slowing, storing, conveying and treating runoff on site and, where possible, on the surface rather than underground. Water then becomes a much more visible and tangible part of the built environment, which can be enjoyed by everyone."
- The SuDS Manual describes the four pillars of SuDS design as Water Quality, Water Quantity, Amenity and Biodiversity as illustrated in **Figure 4.1** below which is a representation of The SuDS Manual Figure 2.1.

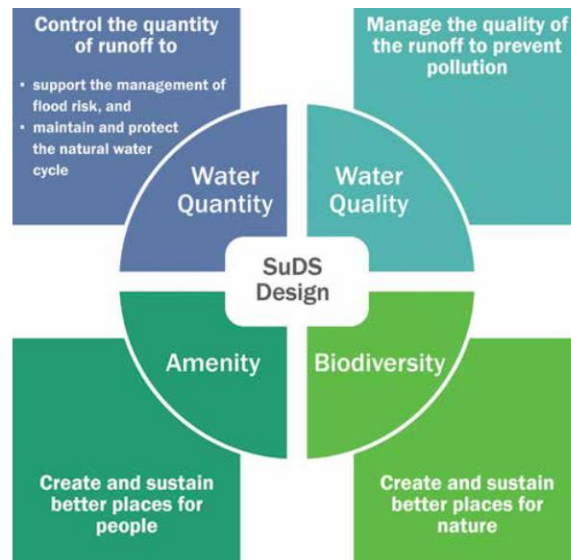


Figure 4.1: Extract Representation of Figure 2.1 of The SuDS Manual

4.4 SuDS and the Proposed Development

Water Quantity

Proposed Padel Courts

- 4.4.1 The proposals will provide attenuation to ensure that the flow from the site matches that of greenfield runoff 1.02l/s.
- 4.4.2 Positive drainage will be provided around the court structures to avoid water ponding on or near courts. This drainage will link with the existing on-site private drainage network to the west of the proposed courts and thence into the existing public sewer on Ford Street

Water Quality

- 4.4.3 The SuDS design for the development site should ensure the quality of any receiving water body is not adversely affected and preferably enhanced in accordance with Ciria SuDS Manual C753. Table 26.2 in the Ciria SuDS Manual shows that the development has a low pollution hazard.

Table 4.1: Extract of Table 26.2 of The SuDS Manual

TABLE 26.2 Pollution hazard indices for different land use classifications

Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydrocarbons
Residential roofs	Very low	0.2	0.2	0.05
Other roofs (typically commercial/ industrial roofs)	Low	0.3	0.2 (up to 0.8 where there is potential for metals to leach from the roof)	0.05
Individual property driveways, residential car parks, low traffic roads (eg cul de sacs, homezones and general access roads) and non-residential car parking with infrequent change (eg schools, offices) ie < 300 traffic movements/day	Low	0.5	0.4	0.4
Commercial yard and delivery areas, non-residential car parking with frequent change (eg hospitals, retail), all roads except low traffic roads and trunk roads/motorways ¹	Medium	0.7	0.6	0.7
Sites with heavy pollution (eg haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, waste sites), sites where chemicals and fuels (other than domestic fuel oil) are to be delivered, handled, stored, used or manufactured; industrial sites; trunk roads and motorways ¹	High	0.8 ²	0.8 ²	0.9 ²

Notes

- 1 Motorways and trunk roads should follow the guidance and risk assessment process set out in Highways Agency (2009).
- 2 These should only be used if considered appropriate as part of a detailed risk assessment – required for all these land use types (Table 4.3). When dealing with high hazard sites, the environmental regulator should first be consulted for pre-permitting advice. This will help determine the most appropriate approach to the development of a design solution.

Amenity

- 4.4.4 The site will offer significant amenity value, enabling opportunities for locals to be active and engage in sport. It will also make better use of the disused land on the site.

Biodiversity

- 4.4.5 The proposals do result in a portion of the site no longer providing biodiversity benefits. To offset this, the surrounding area will be managed to maximise the opportunities for nature.

5 Proposed Surface Water Drainage

5.1 Proposed Site Layout

5.1.1 Refer to section 1.3 for a description of the development proposals. A proposed site plan is presented within **Appendix A**.

5.2 Discharge to Watercourse

5.2.1 The proposed site is not in proximity to a watercourse. The nearest is the river Medlock to the North, approximately 550m away. Given this it is anticipated the proposed courts will not discharge to a watercourse.

5.3 Discharge to Sewer

5.3.1 For the proposed padel courts, it is the intention that the surface water drainage discharges into the existing United Utilities Combined Sewer to the west of the site. This arrangement is indicated on Figure 5.1, which is a modified version of the United Utilities sewer record.

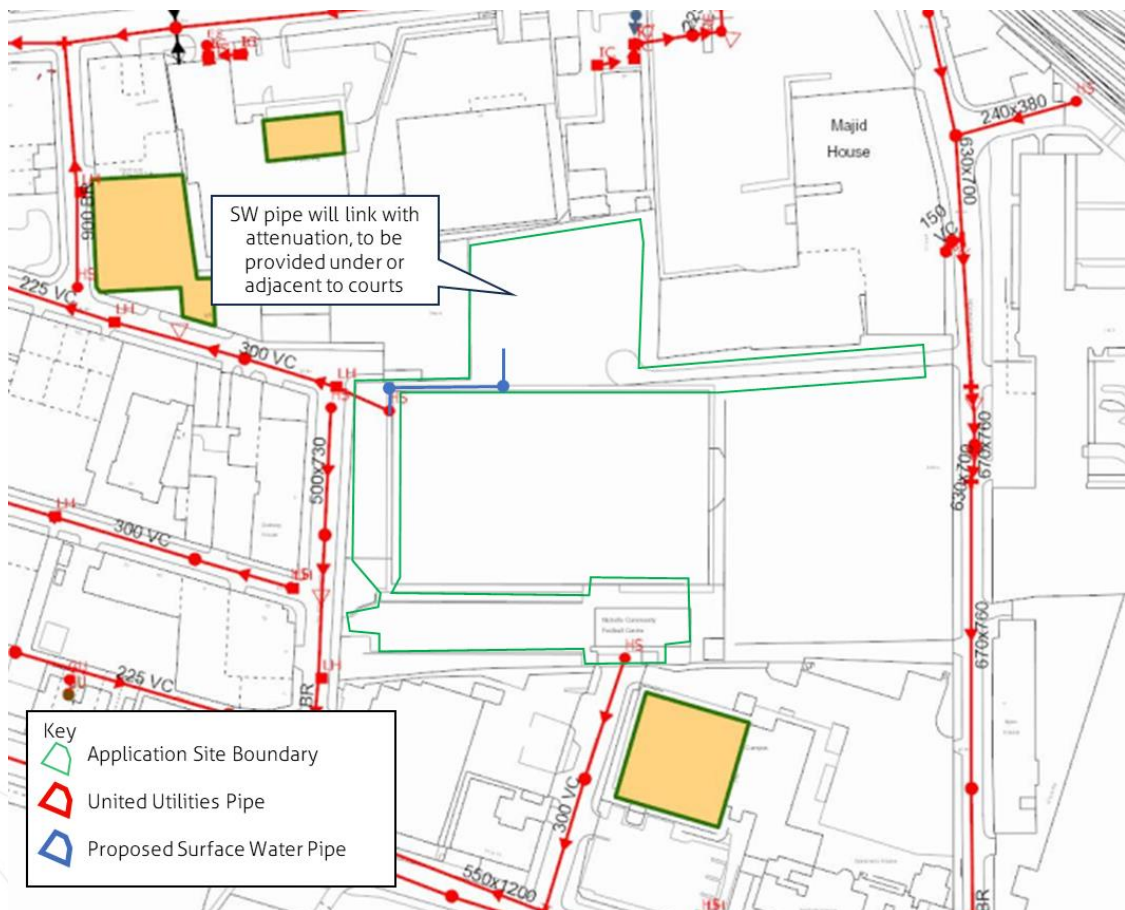


Figure 5.1: Proposed arrangements for surface water connection.

5.4 Proposed Surface Water Strategy

5.4.1 The drainage system and ground levels will be designed such that:

- Unless an area is designed to hold and/or convey water, flooding does not occur on any part of the site for a 1 in 30-year rainfall event.

- Flooding does not occur during a 1 in 100-year storm event (including allowance for up to 45% increase to allow for the anticipated impacts of climate change) in any part of a building (including a basement) or in any utility plant susceptible to water within the development.
- Flows resulting from rainfall in any event exceeding the 1 in 100-year rainfall event are managed in exceedance routes to minimise as far as practicable the risk of flooding to people and property both on and off site.
- The management of surface water on site will ensure that there is no increased risk of flooding on and offsite as a result of the development.
- The SuDS design for the development site should ensure that the quality of any receiving water body is not adversely affected and preferably enhanced in accordance with Ciria SuDS Manual, Chapter 4.

Proposed Courts

- 5.4.2 The proposed courts will be constructed with roofs to keep the internal courts sheltered. Water from these will be channelled into an attenuation tank with capacity for 110m³. Outflow from this tank will run into the existing infrastructure at a rate of 1.04l/s This in turn links with the existing combined sewer to the south of the site on Ford Street.
- 5.4.3 Positive drainage will be provided around the court structures to avoid water ponding on or near courts. This drainage will link with the existing on-site private drainage network to the west of the proposed courts and thence into the existing public sewer on Ford Street

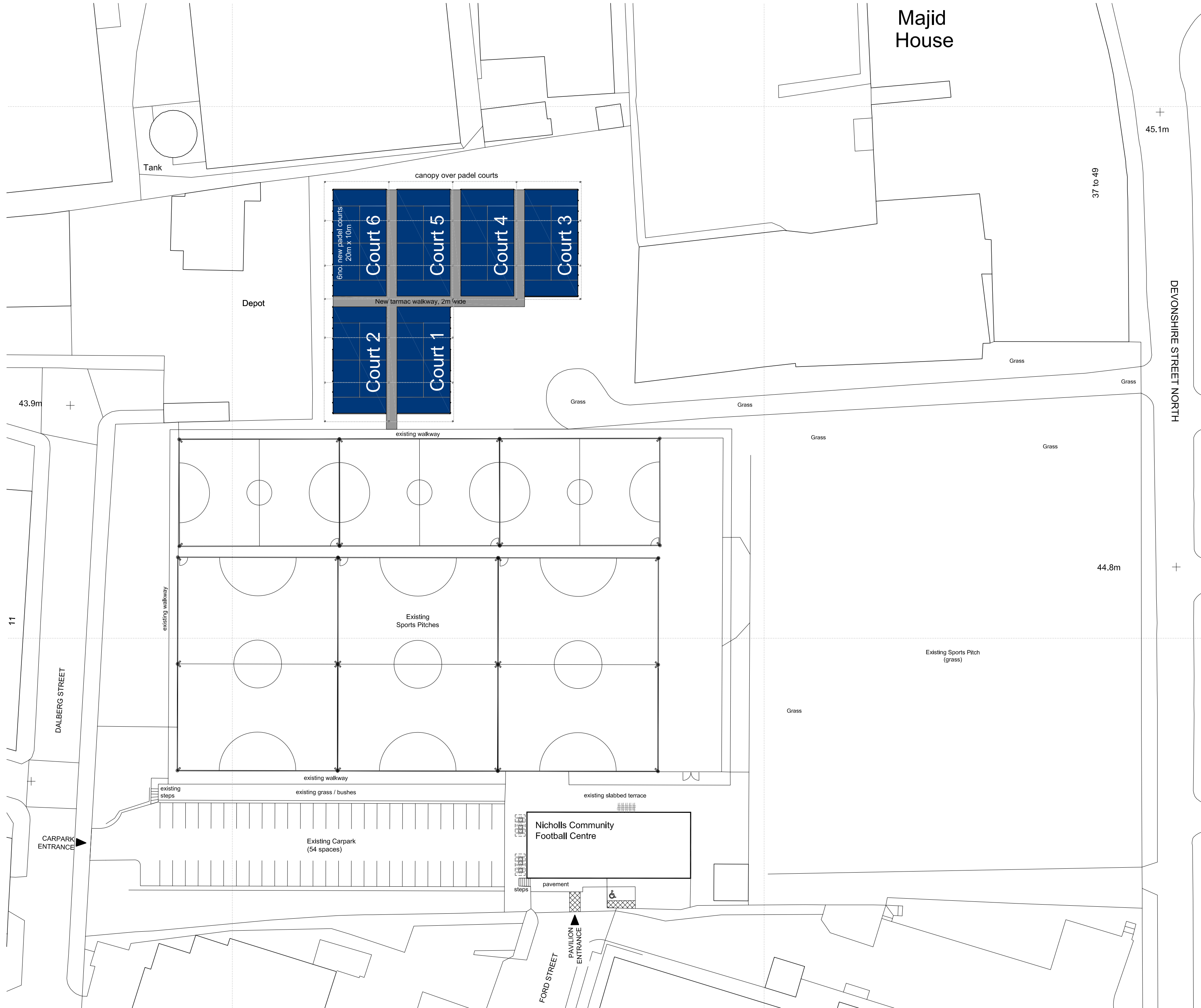
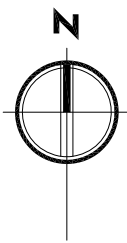
6 Proposed Foul Drainage

- 6.1.1 No new facilities which generate foul water flows are proposed. The intention is that existing facilities serving the wider sporting offering will be used.

7 Conclusions

- 7.1.1 The NPPF Technical Guide classifies the flood risk vulnerability of leisure establishments as a less vulnerable use and Table 3 of the Technical Guide indicates that such development is compatible with Flood Zone 1.
- 7.1.2 All forms of flood risk to the site have been assessed and it has been determined that there is **low** risk of flooding to the proposed development.
- 7.1.3 The development proposals are in accordance with both National and Local Policy and Guidance relating to Flood Risk and Surface Water Management.
- 7.1.4 Site Wide Measures are designed to ensure rainwater does not pool and instead may drain into the surface water sewer network.
- 7.1.5 The site does not propose to install any new foul drainage.
- 7.1.6 The SuDS strategy will be developed as part of the detailed design to meet the following criteria:
- Unless an area is designed to hold and/or convey water, flooding will not occur on any part of the site for a 1 in 30-year rainfall event.
 - Flooding does not occur during a 1 in 100-year storm event (including an allowance for a 45% increase in rainfall intensity due to climate change) in any part of a building (including a basement) or in any utility plant susceptible to water (e.g., pumping station or electricity substation) within the development.
 - In order to achieve the above, sufficient storm water attenuation will be provided to manage the storm water discharging from site.
 - Flows resulting from rainfall in any event exceeding the 1 in 100-year rainfall event are managed in exceedance routes to minimise as far as practicable the risk of flooding to people and property both on and off site.
 - The SuDS design for the development site should ensure that the quality of any receiving water body is not adversely affected and preferably enhanced in accordance with Ciria SuDS Manual C753, Chapter 4.

Appendix A
Proposed Site Layout



Drawing Title

SITEPLAN AS PROPOSED

Scale

1:500 @ A2

Date

MAR 2024

Rev.

B

Project

NICHOLLS COMMUNITY FOOTBALL CENTRE,
DALBERG ST, MANCHESTER M12 6BN
6 NEW PADEL COURTS

Notes

Drawing No.

02



Appendix B
United Utilities Asset Search

Jonathan Burstow

**Southgate House
Southgate,
Wakefield, United Kingdom
wf1 1TL**

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: 8946
Our Ref: UUPS-ORD-552979
Date: 05/03/2024**

Dear Sirs

Location: Powerleague Manchester Nicholls

I acknowledge with thanks your request dated 01/03/2024 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

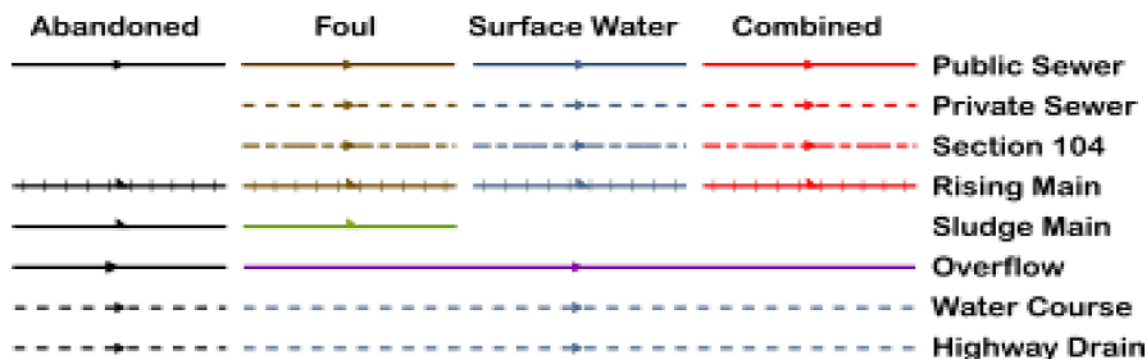
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

Wastewater Symbolology



All point assets follow the standard colour convention: **red** – combined **brown** - foul
blue – surface water **purple** - overflow

Manhole	Side Entry Manhole
Head of System	Outfall
Extent of Survey	Screen Chamber
Rodding Eye	Inspection Chamber
Inlet	Bifurcation Chamber
Discharge Point	Lamp Hole
Vortex	T Junction / Saddle
Penstock	Catchpit
Washout Chamber	Valve Chamber
Valve	Vent Column
Air Valve	Vortex Chamber
Non Return Valve	Penstock Chamber
Soakaway	Network Storage Tank
Gully	Sewer Overflow
Cascade	Ww Treatment Works
Flow Meter	Ww Pumping Station
Hatch Box	Septic Tank
Oil Interceptor	Control Kiosk
Summit	
Drop Shaft	Change of Characteristic
Orifice Plate	



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Appendix C
Correspondence with LLFA

Our Ref: 8946-MJM-ZZ-RP-C-6603
12th of February 2024

Dear Sir / Madam,

Powerleague Manchester Nicolls - Pre Planning LLFA Enquiry

We are writing in connection with the above site as part of a pre-planning application enquiry to confirm the strategy of storm water and foul water discharge. This is advance of the production of a full Flood Risk Assessment and therefore your comment on our proposals would be appreciated.

Site Info:

The proposed site is an extension to the existing Powerleague Manchester Nicolls site, it is located within a predominantly industrial/ commercial area. It is bound to the north and south by commercial units and to the west by Dalberg Street.

The grid reference of the site is SJ 85646 97165. The site sits within Manchester City Council. The site location is demonstrated in Figure 1.1 below.

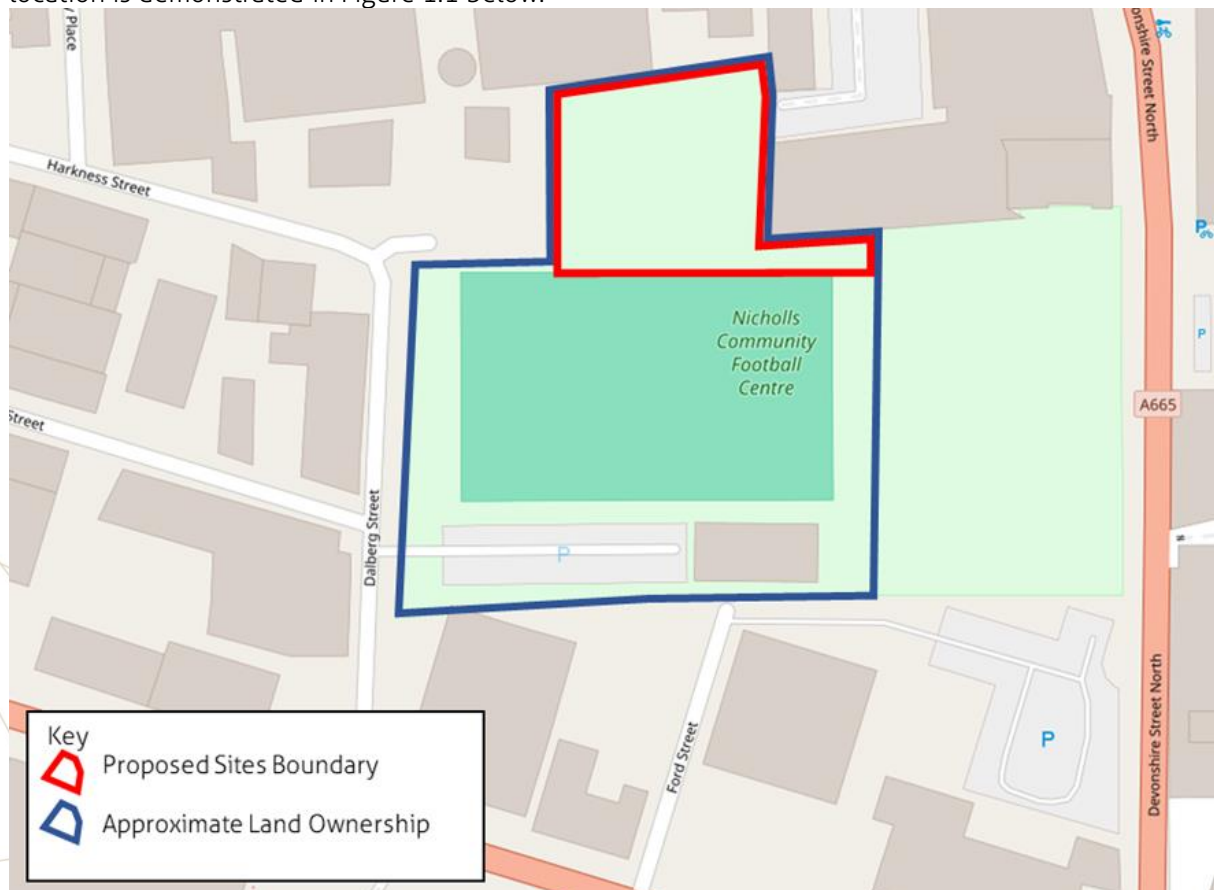


Figure 1.1: Site Location Plan

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Southgate
Wakefield WF1 1TL

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Company Registration Number 3145094 - VAT Number 721619645.
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The proposals comprise the construction of six new padel courts.

Proposed Storm Water Drainage:

Discharge to Soakaways or Infiltration Systems

Infiltration testing to BRE Digest 365 has not been carried out to date. It is understood from review of British Geological Survey data that the site is located on a superficial deposit of Devensian Till – Diamicton. This may offer opportunities for the use of soakaways/ infiltration systems; however, this cannot be fully determined until results from infiltration testing come back.

Discharge to Watercourse

It is currently assumed that the existing football pitches to the south of the site uses drainage below the surface to keep the pitch dry. The proposed area, that is currently disused, is assumed to not have this infrastructure and instead allows water to infiltrate. It is expected that the water from the pitches is discharged into a neighbouring sewer. It is proposed that the three new 5-a-side pitches will also operate in such a manner. However, if infiltration testing suggests that it may be a practical solution this shall instead be pursued. The proposed pavilion is to be located on an existing concrete area. Its drainage will be linked with existing site drainage.

The proposed drainage system and ground levels would be designed such that:

- Unless an area is designed to hold and/or convey water, flooding will not occur on any part of the site for a 1 in 30-year rainfall event.
- Flooding does not occur during a 1 in 100-year storm event (including an allowance for a 45% increase in rainfall intensity due to climate change) in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
- Flows resulting from rainfall in any event exceeding the 1 in 100-year rainfall event are managed in exceedance routes to minimise as far as practicable the risk of flooding to people and property both on and off site.
- The management of surface water on site will ensure that there is no increased risk of flooding on and offsite as a result of the development.

Proposed Foul Drainage

The proposals do not include any proposals for foul drainage as existing facilities will be used.

Summary

We would be grateful for your comment on the above drainage proposals in order to inform a full Flood Risk Assessment and look forward to your response.

Yours Faithfully
Kind Regards
Jon Burstow MSc
Graduate Transport Planner - Highways and Traffic

Appendix D
CCTV Survey



The Halal Smokehouse

A J Hayhurst
Textile merchant

RHEK Solicitors Limited

Dalberg St

A665

Nicholls Community
Football Centre

FOOTBALL PITCH

CAR PARK

Taurus Security Group

Lancashire Eccles Cakes

Jogabola

g St, Ardwick,
ster M12 6BN

Car Glass

fa

ers

SW01
D0.30

SA@0.25 DUE TO
BOTTLES STUCK IN
LINE

POSS
COLLAPSED
@20.86

SW03
D1.00

SW02
D0.60

225

225

Appendix E
Soakaway Testing

L - 00186- 001

25th March 2024

Mr Nathan Holmes
SIS Pitches
Glasson Industrial Estate
Travistock Works
Maryport
CA15 8NT

Dear Simon,

Re: Powerleague, Manchester Nicolls – Soakaway testing

Further to your email dated 13th March 2024 in which you detailed the soakaway testing you had performed at the above site, we offer the following commentary.

The site is located just north of the existing artificial pitches. See below image indicating the site location in red.



Site Location

The purpose of the testing was to establish infiltration rates to enable a drainage design for 6 new padel courts.

You have confirmed that testing was performed in two locations 6m and 22m into the site.

The first test found 0.25m of topsoil over clay, a hole 2.0m long x 0.3m wide x 2.5m deep was dug and water filled up to the top soil level. Over 5 hours the water level dropped 27mm.

The second test found 1.0m of made ground over clay, a hole 2.7m long, 0.3m wide x 2m deep was dug and water filled to made ground level. Over 5 hours the water level dropped 18mm

Based on the above results we conclude that the ground is effectively impermeable and a BRE 365 infiltration rate cannot be calculated. The use of a soakaways is not a viable solution for the sites surface water. We suggest that a detailed drainage survey is undertaken to establish how the existing pitches drain.

We trust this letter is of assistance however should you have any points requiring clarification please do not hesitate to contact our office.

Yours sincerely,



W R ALLSOPP. B.Eng (Hons)
for SEA Consulting Engineers Ltd

Appendix F
Drainage Maintenance Plan

Powerleague Manchester Nicholls Surface Water Drainage Maintenance Plan – March 2024

The following surface water management plan applies to the construction of six 4x4 Padel Courts, with associated fencing, floodlighting, cycle parking and hard/soft landscaping at Manchester Nicolls.

The underground surface water drainage within the site boundary will be maintained by the site owner. All proprietary systems will be maintained in accordance with manufacturer's recommendations. The current recommendations, where appropriate, are included below. However, the guidance provided below should be reviewed as and when manufacturer's guidance is updated. All installation and maintenance guides for proprietary systems will be retained on the premises in the Health & Safety file.

In addition to the following guidance on the underground drainage system, the above ground roof rainwater drainage system should be maintained strictly in accordance with the designer's guidance to ensure that roof run-off is conveyed in to the underground system as intended.

Gullies

Road gullies draining the site hardstandings should be inspected regularly to ensure that they continue to operate effectively, and are free from damage and blockage by debris or solid objects.

They should be cleaned at least once a year, and incorporated into a planned maintenance schedule.

Any debris or blockages near to the surface of the gully should be removed by hand or by jet-vac. The trap element of the gully can be cleaned through the use of a high-pressure hose.

The seating areas for grates should be cleaned before they are replaced. If grates are allowed to move within their frame, this may cause damage to the frame or seating.

Drainage channels

Drainage channels should be inspected regularly to ensure that the system continues to operate effectively, and is free from damage and blockage by debris or solid objects.

The system should be cleaned at least once a year, and incorporated into a planned maintenance schedule. Channel units can be cleaned through the use of a high-pressure hose. This can be fed into the channel system through access units which are strategically placed along the channel run.

The throat section of channel units should be kept clear at all times to ensure uninterrupted flow of surface liquids into the drainage channel. Any debris within the throat should be removed.

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The seating areas for covers and grates should be cleaned before they are replaced. The covers and grates should be locked into position to prevent these being removed, stolen or dislodged by traffic. Locking bolts should be replaced and sufficiently tightened, taking care that the bolt heads do not stand above the top surface of the cover or grate. If grates/ covers are allowed to move within their frame, this may cause damage to the frame or seating.

Pipes and manholes

Manholes are to be inspected annually for signs of blockage, with pipes jet washed and CCTV inspections carried out to the pipelines as appropriate should a blockage occur.

	Maintenance Schedule	Required Action	Frequency
Inspection Chambers	Occasional Maintenance & Monitoring	Manholes should be inspected for litter & debris to ensure that there's no signs of blockage. Pipes should be jet wash if blockage occurs.	Every 3-12 months
Drainage Channels & Gullies	Occasional Maintenance & Monitoring	Litter/silts/debris will need to be removed from sumps. Inlets & outlets will need to be inspected. Channels should be cleaned with reference to the manufacture's literature.	Every 3-12 months

General guidance for the safe inspection of underground systems and confined spaces

- Contaminated surface water can contain substances harmful to human health. Any person carrying out maintenance on equipment which could potentially contain contaminated water should wear suitable protective clothing, including gloves. Good hygiene practice should also be observed.
- When covers are removed precautions should be taken against personnel falling into the unit.
- The working area should be adequately lit and the inspector should be familiar with the area and access points
- Correct posture should be maintained, particularly when lifting. Appropriate lifting equipment should be used when necessary. Proper footing and balance should be maintained at all times, taking care to avoid any sharp edges.