

EnviroSolution Limited
Suite 5 The Quay
No 12 Princes Dock
Liverpool Waters
L3 1DL
www.envirosolution.co.uk
0151 291 6451
Company Reg 6943362

March 2024

To whom it may concern,

Project Address: 76 Sherborne Street, Cheetham, M8 8HT

Condition 6: SUDS Requirements of 136737/FO/2023
Warehouse Extension: Existing and Proposed 100% impermeable site

Scheme Specifics Relevant to SUDS

The site and scheme is defined 99% by the existing footprint of the existing building, existing impermeable areas and will then be as approved to include the extension. The remaining c. 1% is simply protective fencing around the building as approved.

The total site area is c. 432m².

The site will be an approved 100% existing and extension footprint.

There are to be no external areas.

The roof areas are pitched or additional at height spaces (structural constraints at height to add to existing structure).

The extension is an infill of less than 140m² in total.

SUDS Hierarchy Compliance: Manchester Flood and Drainage Policies

It is not possible to fit in a soakaway on a 100% footprint site.

There is no watercourse for surface water to connect to.

There are no drainage ditches for surface water to connect to.

The only option is to connect in to the existing pipe network.

There are no suitable surfaces for SUDS as there are no external areas; the site will be defined by roof areas only.

There are no flat areas suitable for green / blue or brown roofs: see Appendix A because

- a) The roof is to be pitched and hence not traditionally suitable for standard sedum or green roofs and certainly not for blue roofs (due to the gradient challenges)
- b) the roof structures are of a warehouse type and hence lightweight and not suitable for additional weight

To incorporate additional SUDS at height would in fact be not sustainable as it would not reduce the embodied carbon which is a council and national priority for this type of extension scheme.

The necessary lightweight and small structure is not suitable for additional weight at height; it would not in fact be sustainable to retroactively incorporate storage at this roof level.

There is not the space or the infrastructure to integrate a greywater harvesting system.

There are no external areas that require irrigating.

Drainage Connections

There is no need to alter any connections or sewers or manhole to achieve the extension.

The existing connections will be retained.

There will be no change to the impermeable areas on the site as the extension is placed on existing impermeable areas.

There will be no change to the rate or volume of surface water generated by the site that requires mitigation or a change to the drainage arrangement.

Conditions Summary Response

Details shall include:

-A finalised drainage layout showing all components, outfalls, levels and connectivity;

There are to be no changes; the existing system is to be retained

-Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable; surface water should be restricted to a rate of 5 l/s;

No attenuation areas are feasible given reasons cited in the assessment above.

It is not possible for the site to discharge anywhere close to 5.0l/s due to the size of the site.

Even in the 1in200year extreme event storm including for climate change, the site cannot discharge greater than 2.0l/s and no restriction is required.

An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;

The drawings in the appendices show that the site is and will be 100% impermeable.

-Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

There is no external space or available suitable roof space to incorporate attenuation and the small extension on existing impermeable areas does not require any alteration to the existing system.

-Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change;

There is no external space or available suitable roof space to incorporate attenuation and the small extension on existing impermeable areas does not require any alteration to the existing system.

-Assessment of overland flow routes for extreme events. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

There is no external space as the site will be 100% roof area hence there will be no exceedance other than roof level discharge with discharge to the sewer.

All new downpipes will be fitted with Building Regulation hoppers where feasible to

manage immediate flows to the sewer.

-For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.

There is no external space as the site will be 100% roof area hence there will be no discharge other than from the roof and rainwater downpipes which are categorised by the Environment Agency to not present a pollution source requiring mitigation.

-Hydraulic calculation of the proposed drainage system;

This is not necessary given the 100% footprint nature of the site.

No network analysis is required for a site of this size.

-Construction details of flow control and SuDS elements.

There is no external space or available suitable roof space to incorporate attenuation and the small extension on existing impermeable areas does not require any alteration to the existing system.

All rainwater infrastructure is to be incorporated in accordance with Building Regulations.

Summary

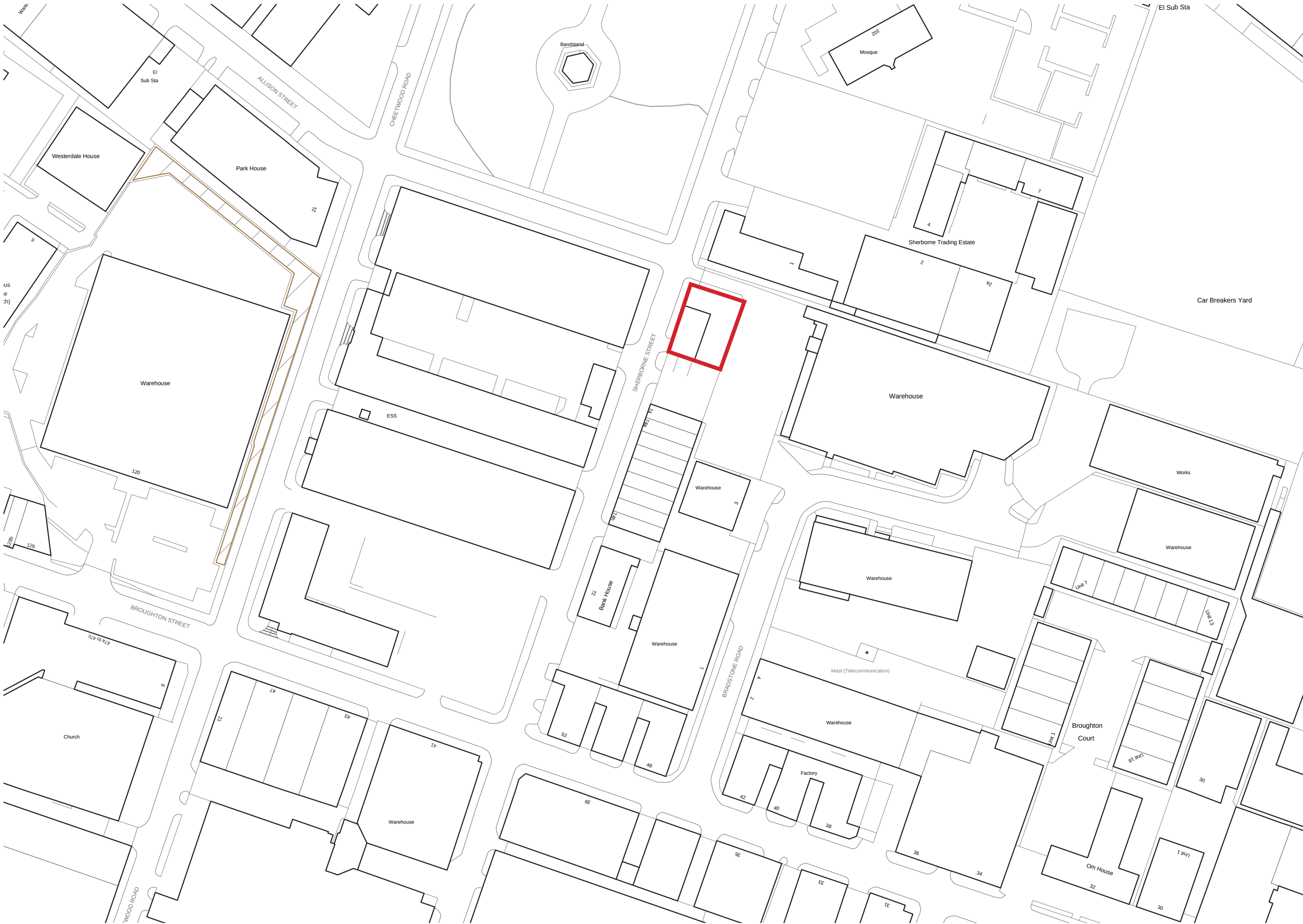
There is no scope or need for additional SUDS at this site for this scheme.

The scheme is by default policy compliant.

If additional information is required, please email: info@envirosolution.co.uk

George @
Envirosolution Ltd

Appendix A



Dimensioning

Figured dimensions only to be taken from these designs and drawings. Work to annotated dimensions only. All dimensions to be checked on site. Architectural designers to be informed immediately of any discrepancies before work proceeds. Drawings are to be read in conjunction with relevant specifications, structural engineers and service engineers' drawings.

NOTE

All architectural drawings produced by Miel Architecture. Saleem Architects is acting as planning consultant/agent.

Rev	Date	Description
-	12/04/23	Issued to client for comments
A	13/04/23	Issued for Planning



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CLIENT:
Property Owner

PROJECT:
76 Sherborne Street,
Cheetham
M8 8HT

TITLE:
Location Plan

REV:
A

SCALE:
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DATE:
Apr 2023

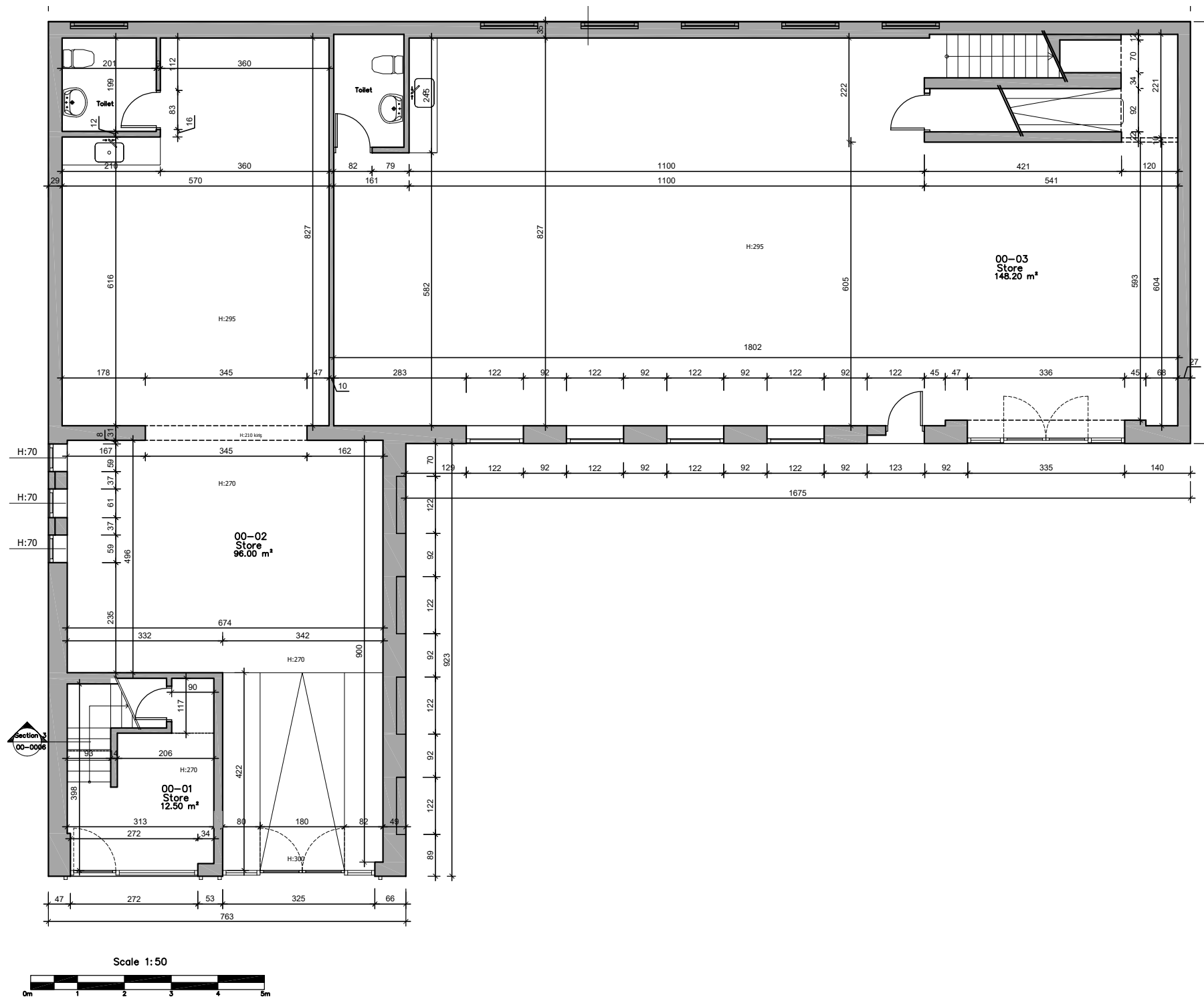
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Sheet 1

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EXISTING GROUND FLOOR PLAN
1:50 @ A3

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Existing Ground Floor Plan

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DATE:
Apr 2023

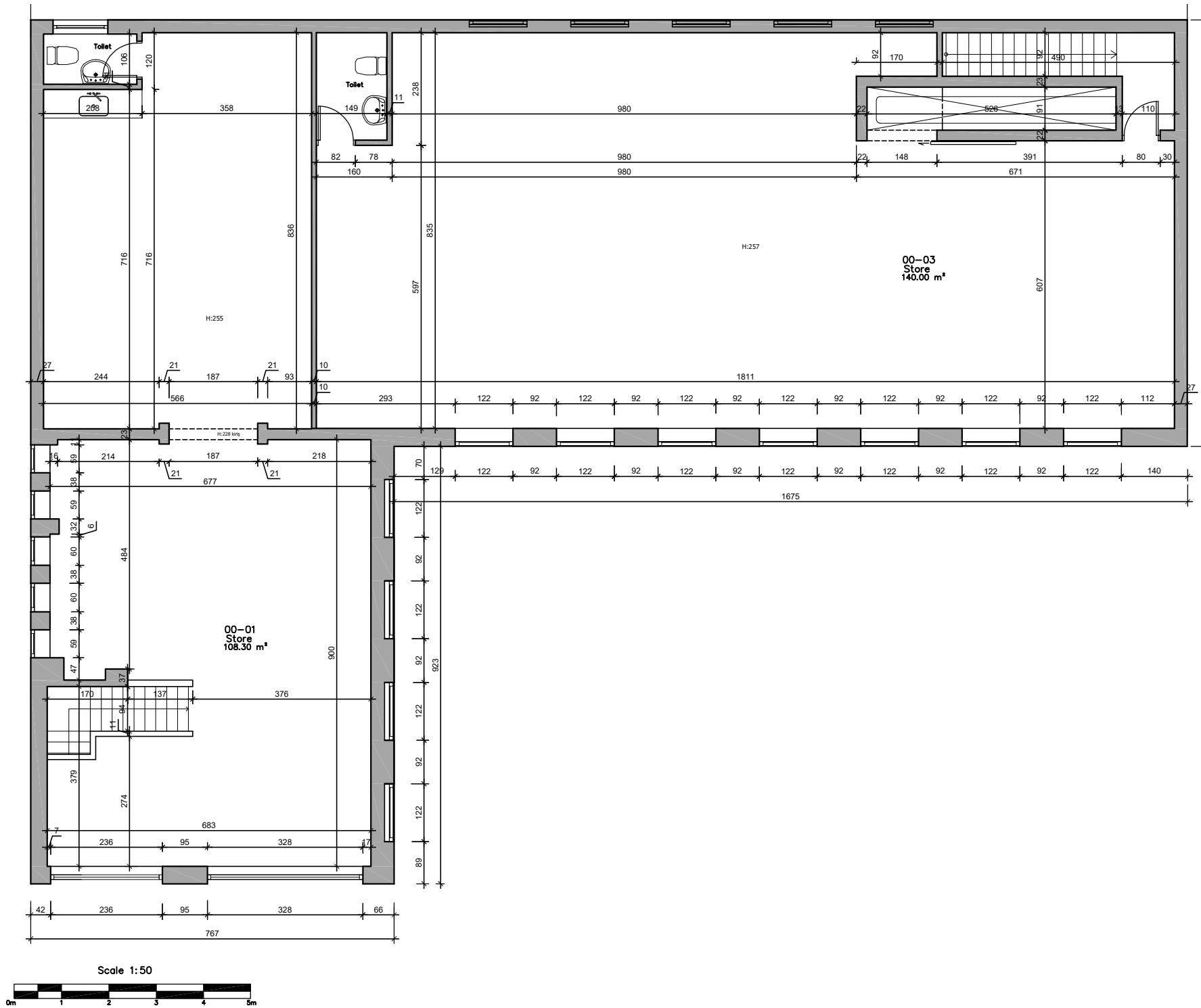
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EXISTING FIRST FLOOR PLAN
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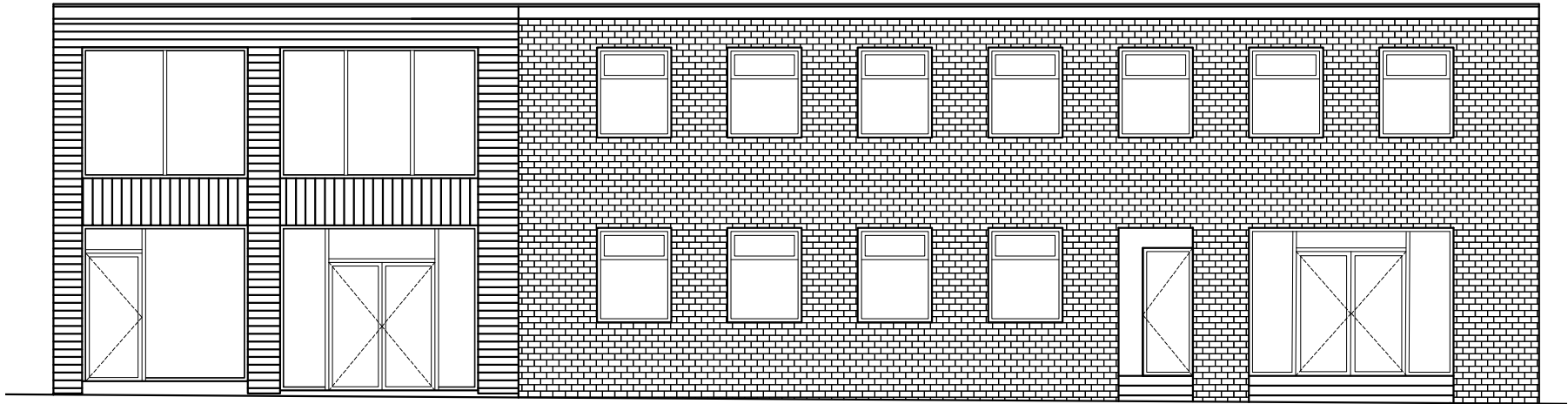
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Existing First Floor Plan

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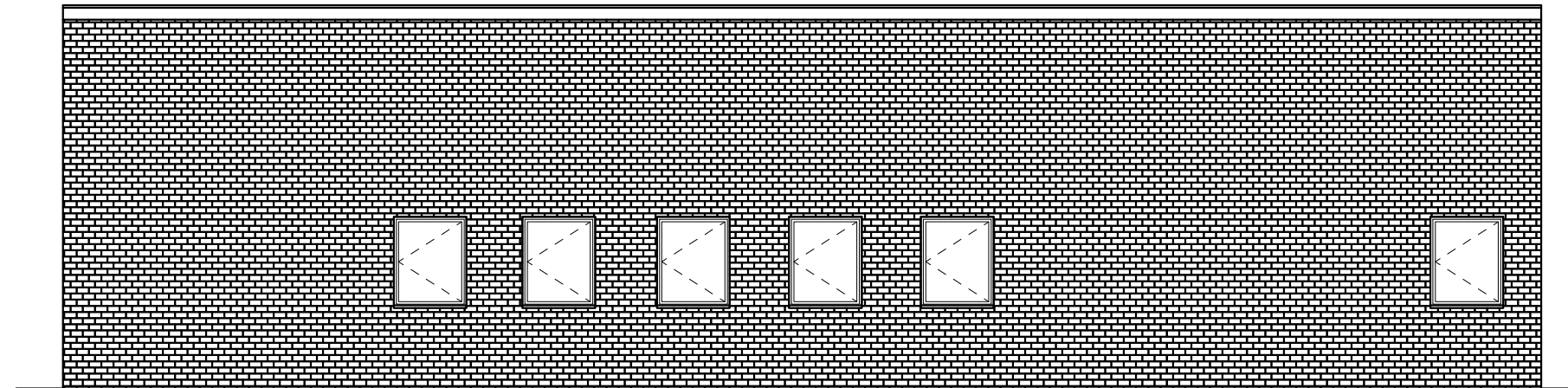
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DRAWING NO.
Sheet 3



EXISTING FRONT ELEVATIONS
1:50 @ A3



EXISTING REAR ELEVATIONS
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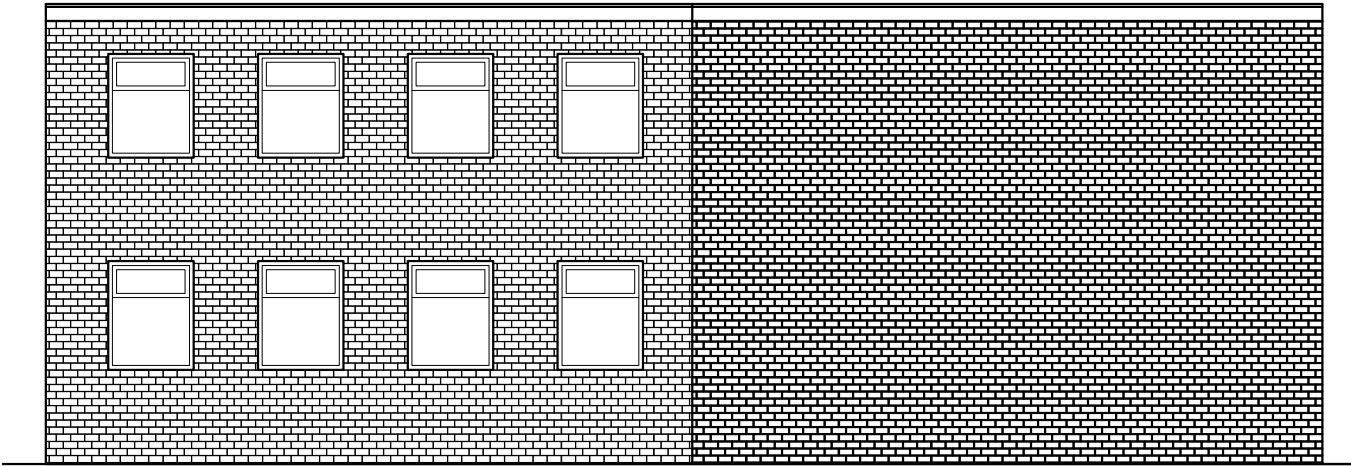
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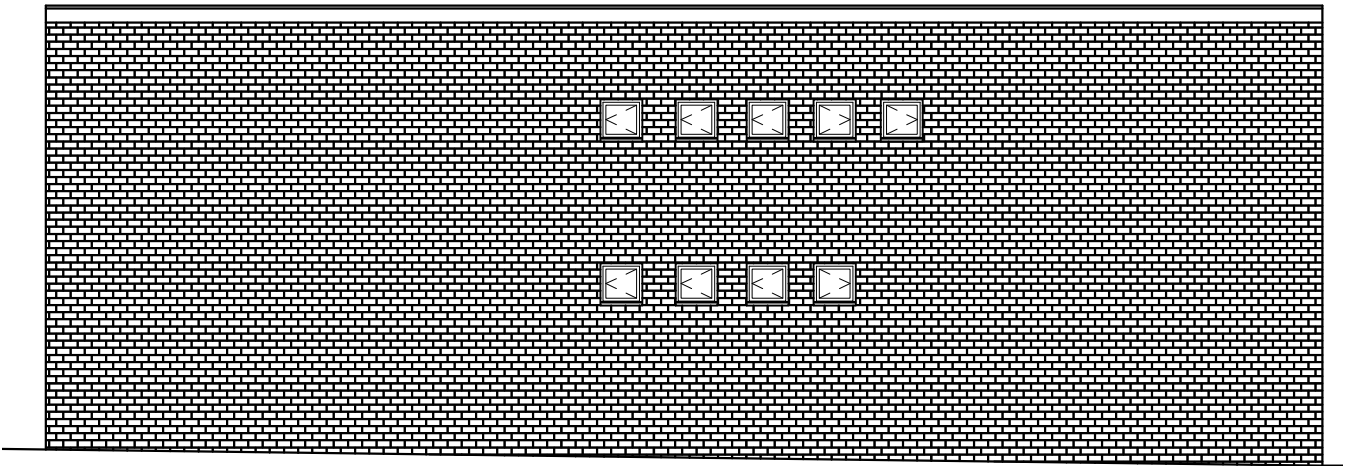
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PROJECT:	76 Sherborne Street, Cheetham M8 8HT	DATE:	Apr 2023
TITLE:	Existing Elevations		
SCALE:	1:50 @ A3		
DRAWING NO.	Sheet 4		



EXISTING SOUTH ELEVATIONS
1:50 @ A3



EXISTING NORTH ELEVATIONS
1:50 @ A3

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Existing Elevations

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1:50 @ A3

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Sheet 5

REV:
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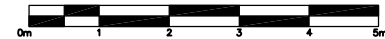
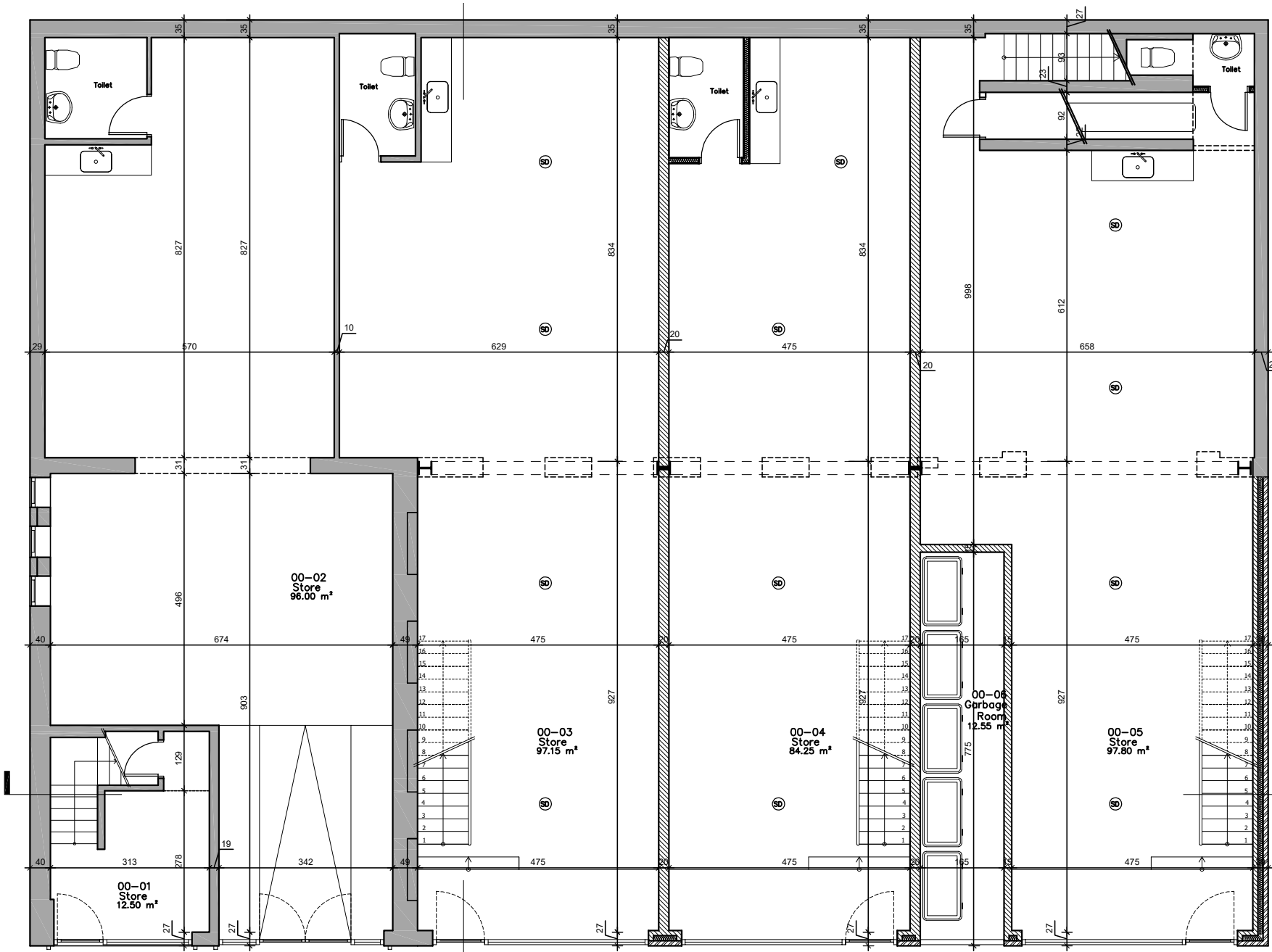
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PROPOSED GROUND FLOOR PLAN
1:50 @ A3

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76 Sherborne Street,
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TITLE: Proposed Ground Floor Plan
REV: A

SCALE: 1:50 @ A3
DATE: Apr 2023

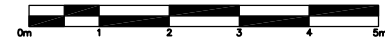
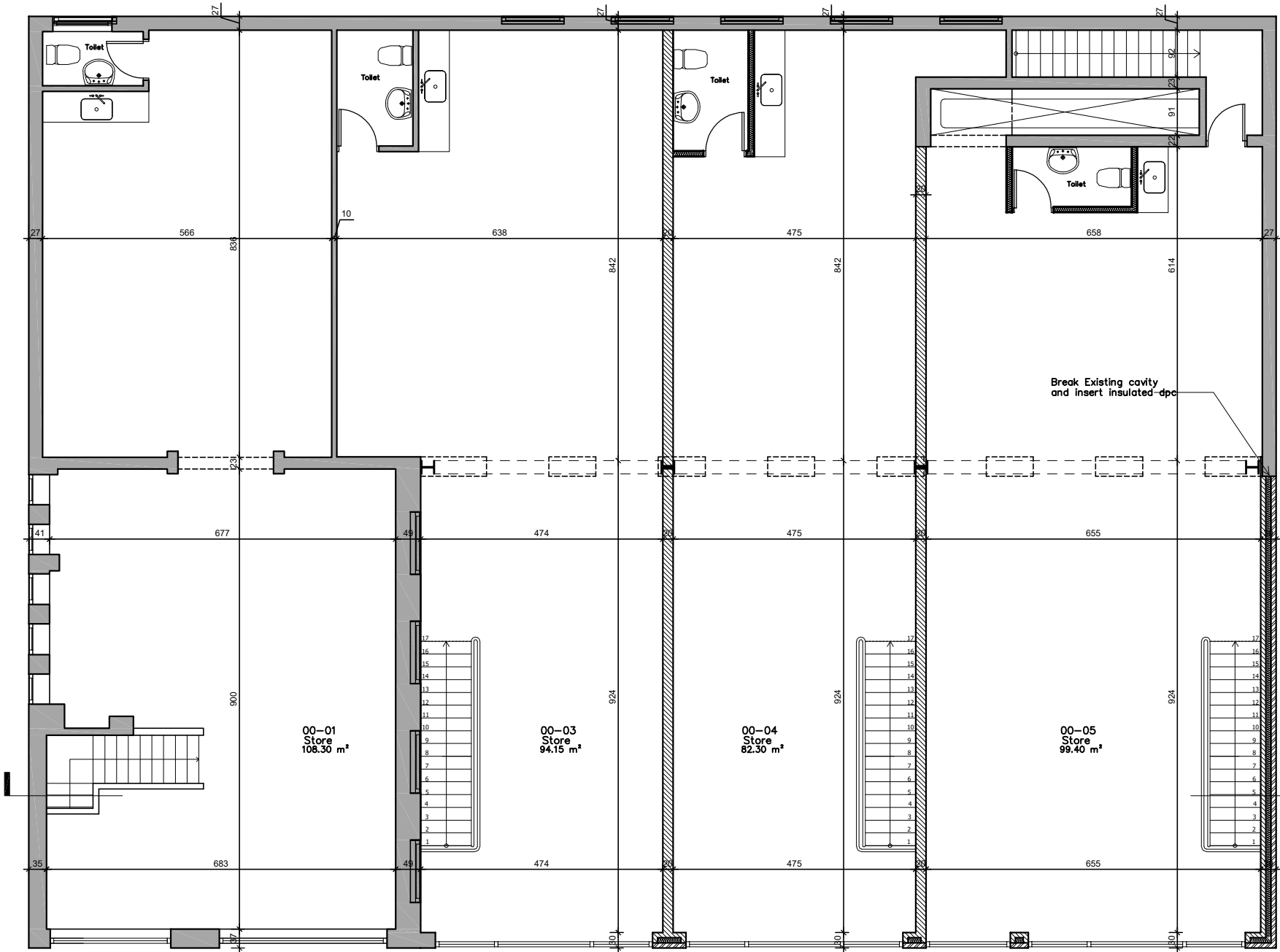
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PROPOSED FIRST FLOOR PLAN
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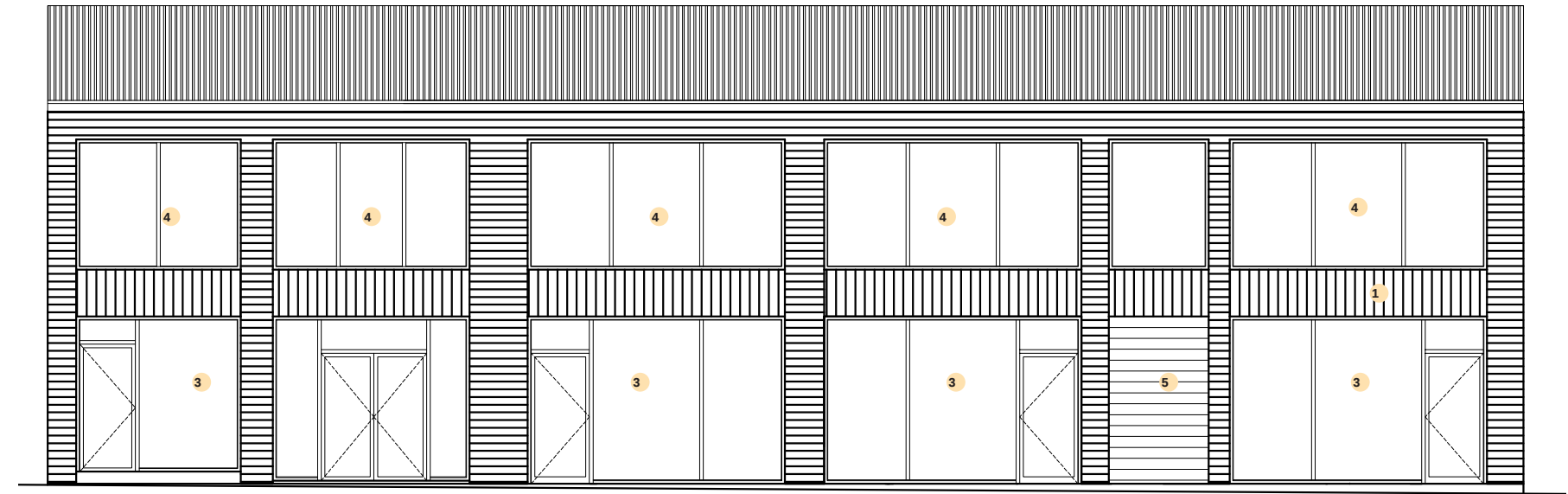
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Proposed First Floor Plan

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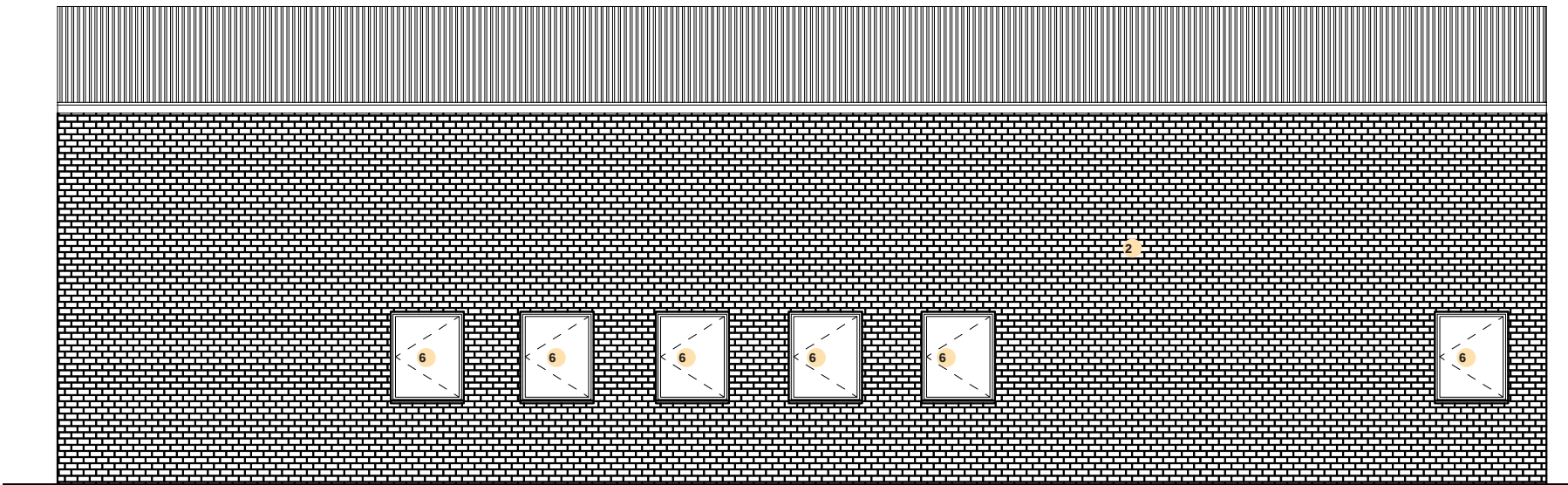
DATE:
Apr 2023

DRAWING NO.
Sheet 7



PROPOSED FRONT ELEVATIONS
1:50 @ A3

- Key
- 1 Cladding
 - 2 Bricks to match existing
 - 3 Curtain Wall Entrance
 - 4 Curtain Wall window
 - 5 Refuse Store Door
 - 6 PVC window to match existing



PROPOSED REAR ELEVATIONS
1:50 @ A3

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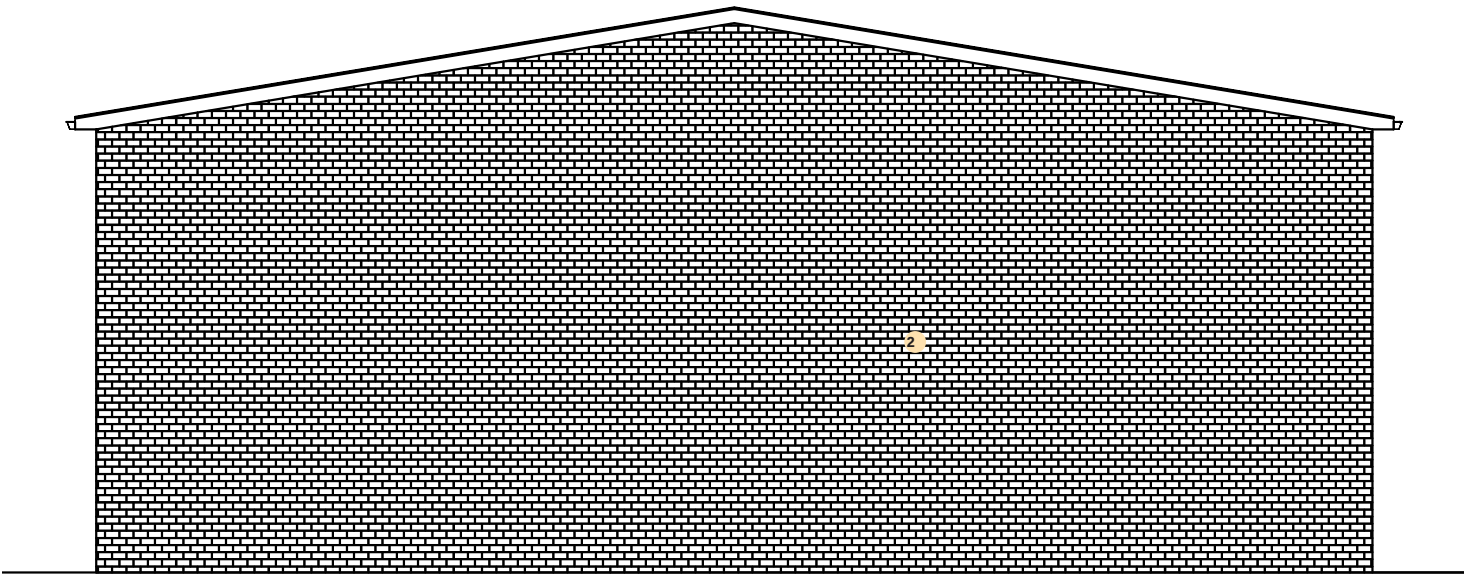
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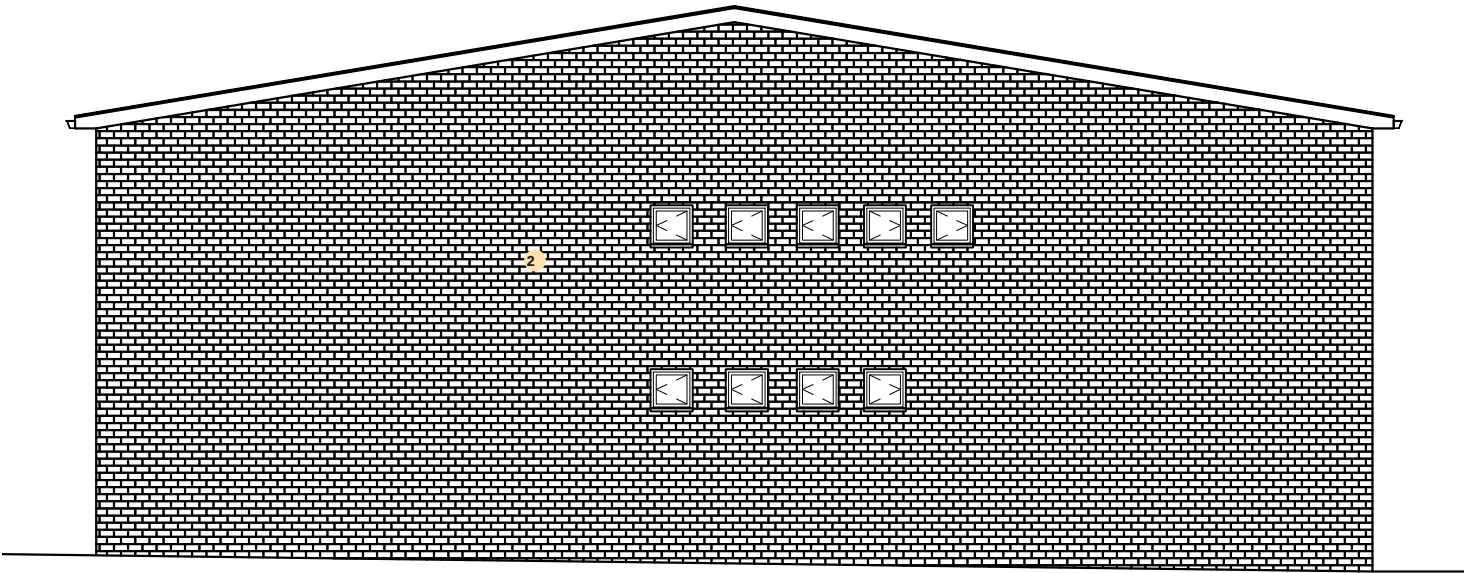
CLIENT:	Property Owner	REV:	A
PROJECT:	76 Sherborne Street, Cheetham M8 8HT	DATE:	Apr 2023
TITLE:	Proposed Elevations	DRAWING NO.	Sheet 8



PROPOSED SOUTH ELEVATIONS
1:50 @ A3



- Key
- 1 Cladding
 - 2 Bricks to match existing
 - 3 Curtain Wall Entrance
 - 4 Curtain Wall window
 - 5 Refuse Store Door
 - 6 PVC window to match existing



PROPOSED NORTH ELEVATIONS
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DRAWING NO.
Sheet 5