SURFACE WATER DRAINAGE SCHEME

for

LUMITEKTON LTD

AL FALAH MASJID & ISLAMIC CENTRE

at

96-98 HEYWOOD STREET, MANCHESTER, M8 0DT

NOVEMBER 2023

REFORD

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1. INTRODUCTION

1.1 This surface water drainage scheme has been produced on behalf of Lumitekton Ltd to discharge Condition 4 of the planning approval from Manchester City Council (Reference 134400/FO/2022) for the erection of a two storey extension and side porch extension to the existing mosque to create ancillary accommodation at the Al Falah Masjid & Islamic Centre, 96-98 Heywood Street, Manchester, M8 0DT. A location plan is included within Appendix A.

1.2 Condition 4 states the following:

Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.

1.3 This drainage scheme is to discharge Condition 4 of the planning approval. It describes the existing site conditions and proposed development. It assesses the potential impact of proposals on existing drainage and includes a proposed scheme for the provision of new surface water drainage to serve the proposed development.

2. BASE INFORMATION

Existing site

2.1 The site is located in the Cheetham Hill area of North Manchester and is a rectangular shaped plot, measuring approximately 706m^2. The western boundary comprises Heywood Street, the northern boundary abuts Kelvin Grove, and on the southern boundary is Wordsworth Avenue. The site is within a predominately residential area.

2.2 On the southern side of Wordsworth Avenue is a large portal frame commercial unit, which is being used by Manchester Cash and Carry, and on the northern side of Kelvin Grove is the Dasmesh Sikh Temple.

2.3 The site currently comprises the existing Al Falah Mosque with a hardstanding area used for car parking between the existing building and Wordsworth Avenue.

Site geology

2.4 The online Soilscapes viewer has identified the geology of this parcel of land as slowly permeable seasonally wet acid loamy and clayey soils with impeded drainage.

Understanding of existing drainage local to the site

2.5 There are no watercourses within the immediate vicinity of the development site. The nearest watercourse is the River Irk that lies approx. 1km to the east of the site.

2.6 United Utilities sewer records have been obtained and identifies outside the site within Heywood Street, a 600 x 720 public combined sewer flowing to the south. The head of 300mm diameter public combined sewers are identified lying within the junctions of Kelvin Grove and Wordsworth Avenue with Heywood Street and flowing to the east along the roads to discharge into a 300mm diameter public combined sewer that lies within Galsworthy Avenue to the east of the site that flows to the south. The sewer records are included within Appendix B.

2.7 Surface water runoff from the existing developed site discharges into the public sewer network.

Proposed development

2.8 The proposed development is for the extension of the existing mosque by way of a first-floor extension supported by brick columns, thus retaining the existing hardstanding area at ground level, which is to be used as an undercroft car parking area, and a side porch extension to create ancillary accommodation.

3. PROPOSED SURFACE WATER DRAINAGE SCHEME

3.1 In accordance with the National Standards for Sustainable Drainage, the drainage strategy should incorporate the use of Sustainable Drainage (SUDS) where possible. The approach promotes the use infiltration features in the first instance. If drainage cannot be achieved solely through infiltration due to site conditions or contamination risks, the preferred options are (in order of preference):

(i) a controlled discharge to a local waterbody or watercourse, or

(ii) a controlled discharge into the public sewer network (depending on availability and capacity).

3.2 The rate and volume of discharge should strive to provide betterment and be restricted to the pre-development values as far as practicable.

3.3 The online Soilscapes viewer has identified the geology of this parcel of land as slowly permeable seasonally wet acid loamy and clayey soils with impeded drainage. Based upon the ground conditions identified, the installation of a soakaway is not seen as a viable solution for the disposal of surface water runoff from the developed site.

3.4 In addition, the small size of the site means that the mosque has limited space to extend and the proposed development utilises the whole of the available site. As such it would not be possible for a soakaway to be installed within the site and comply with the requirements of Building Regulations.

3.5 There are no watercourses within the immediate vicinity of the development site.

3.6 United Utilities sewer records identifies the public sewer combined drainage network serving the local urban area. A 600 x 720 public combined sewer lies within Heywood Street and flows to the south. In addition, the head of a 300mm diameter public combined sewer is identified lying within the junction of Wordsworth Avenue with Heywood Street and flowing to the east along the road to discharge into a 300mm diameter public combined sewer that lies within Galsworthy Avenue to the east of the site that flows to the south.

3.7 The existing site is completely hard surfaced, comprising the roofs of the existing Al Falah Mosque and the hardstanding area used for car parking that lies between the existing building and Wordsworth Avenue. Surface water runoff from the existing developed site discharges into the public sewer network.

3.8 The proposed development is for the extension of the existing mosque by way of a first-floor extension supported by brick columns, thus retaining the existing hardstanding area at ground level which is to be used as an undercroft car parking area, and a side porch extension to create ancillary accommodation. As such, at the completion of the extension, the areas of roofs and hardstanding will remain unchanged as the site will still be completely hard surfaced and the pre-development surface water runoff from the site will remain unchanged.

3.9 In addition as the existing hardstanding area at ground level is to be retained and used as an undercroft car parking area, the existing drainage that lies within this area draining the existing building is able to remain in place.

3.10 It is therefore intended that surface water runoff from the roof of the extension will discharge into the existing drainage system allowing a discharge into the public combined sewer network through existing connections, maintaining the status quo.

Surface water drainage maintenance and management plan

3.11 The drainage within the developed site will remain private with the owner of the building being responsible for the maintenance and management of the various drainage features of the scheme.

3.12 The table below identifies the maintenance regime that should be followed.

BUILDING DRAINAGE	
Regular maintenance	**Frequency**
Visually inspect gutters to ensure they are kept clear of leaves, debris etc.	Annually.
Lift covers of drainage to inspect chambers for debris and build-up of silts. Manhole covers are securely in place.	No triggers other than maintenance to be taken on regular schedule.

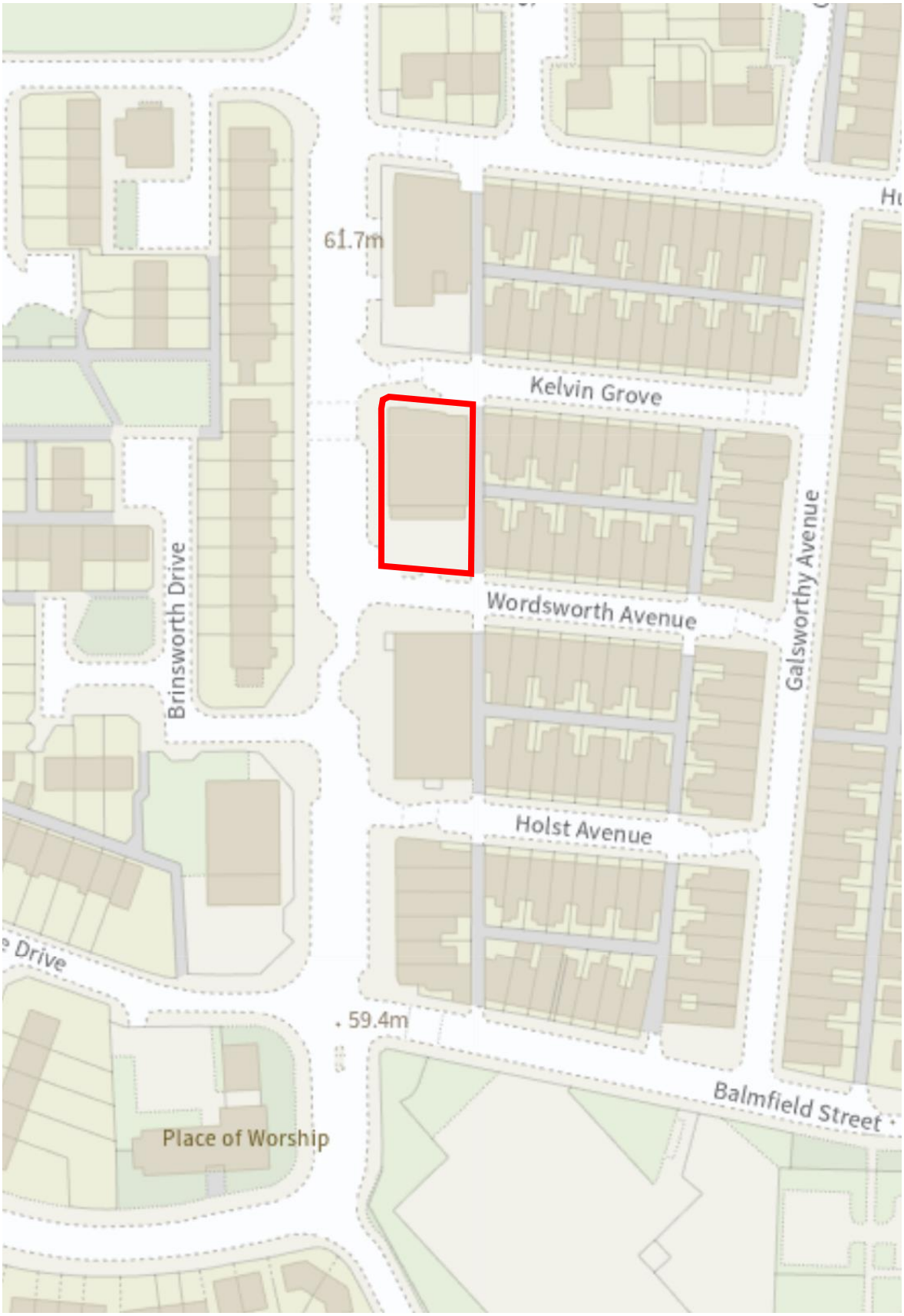
Occasional tasks	Frequency
Remove leaves and debris from gutters. Remove debris from inspection chambers to ensure outlets are kept clear of debris to ensure adequate drainage.	As required. Indicator of problem / trigger for maintenance when surcharging or flooding of drains occurs or gutters and chambers full of debris and leaves etc.
Remedial work	**Frequency**
Should drains be heavily blocked or damaged contact drainage maintenance company for unblocking / repair works.	As required. Indicator of problem / trigger for maintenance when drainage not functioning and unblocking pipes and chambers etc. not effective.

4. SUMMARY AND CONCLUSIONS

4.1 This surface water drainage scheme has been produced on behalf of Lumitekton Ltd to discharge Condition 4 of the planning approval from Manchester City Council (Reference 134400/FO/2022) for the erection of a two storey extension and side porch extension to the existing mosque to create ancillary accommodation at the Al Falah Masjid & Islamic Centre, 96-98 Heywood Street, Manchester, M8 0DT.

4.2 At the completion of the extension, the areas of roofs and hardstanding will remain unchanged as the site will still be completely hard surfaced and the pre-development surface water runoff from the site will remain unchanged. It is therefore intended that surface water runoff from the roof of the extension will discharge into the existing drainage system allowing a discharge into the public combined sewer network through existing connections, maintaining the status quo.

APPENDIX A

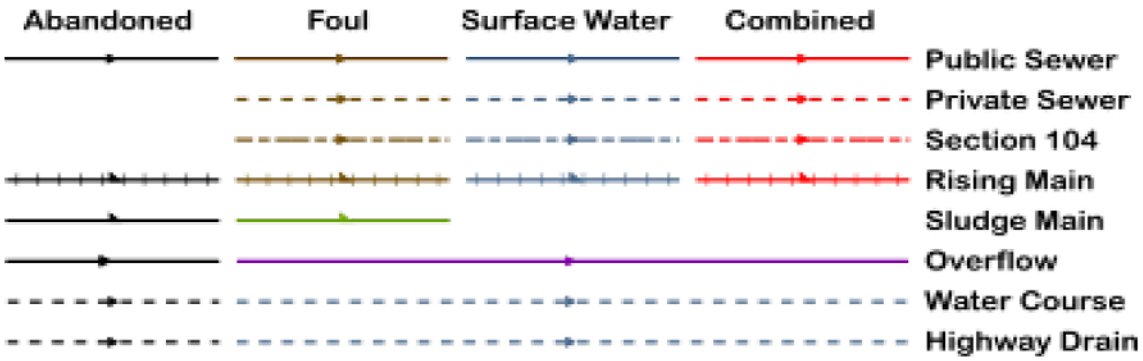


LOCATION PLAN

APPENDIX B

United Utilities
Water for the North West

Wastewater Symbology



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

- Manhole
- HS Head of System
- ES Extent of Survey
- RE Rodding Eye
- IN Inlet
- DP Discharge Point
- HY Vortex
- PE Penstock
- WO Washout Chamber
- VA Valve
- AV Air Valve
- NRV Non Return Valve
- SO Soakaway
- GU Gully
- CA Cascade
- FM Flow Meter
- HA Hatch Box
- OI Oil Interceptor
- SM Summit
- DS Drop Shaft
- OP Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- IC Inspection Chamber
- Bifurcation Chamber
- LH Lamp Hole
- T Junction / Saddle
- CA Catchpit
- VC Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- T Network Storage Tank
- V Sewer Overflow
- WwTW Ww Treatment Works
- Ww Pumping Station
- ST Septic Tank
- CK Control Kiosk
- Change of Characteristic



Scale:	1:1250
Date:	14/11/2023

SEWER RECORDS

United Utilities
Water for the North West

Address or Site Reference: al falah mosque

Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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