

By Email

Mr Jack Belshaw
Barnfield Construction
Kenyon Road
Lomeshaye Industrial Estate
Nelson, Lancashire
BB9 5SP

Our ref 1059/GE/L003**Date** 23/06/2022

RE: 25-27 Dale Street, Manchester, M1 1EY
Planning Application Reference 116401/FO/2017
As Built Drainage Verification Letter Report

Dear Jack

We are pleased to provide this Verification Letter to support discharge of Planning Condition 19 in relation to the above development.

1.0 Background

The site forms a roughly rectangular parcel of land approximately 14m by 22m in plan with an area of approximately 0.03 ha (300 m²). The site is located at the junction of Dale Street and Little Lever Street in Manchester city centre, at National Grid reference 384565, 398381

The site was previously cleared following a serious fire in 2010. The site was previously used as a private car park, and is surfaced with crushed demolition rubble. It is understood that the site is underlain by the original basement, now infilled. The site is generally flat and level, at an elevation of approximately 47m AOD.

Planning permission was granted in October 2017 for the Erection of a 6 storey building above a basement level to create office accommodation Class B1 at 1st to 5th floors and basement (A1 (Shop), A3 (Restaurant and Cafe) and A4 (Drinking Establishment) Use).

The following reports have already been prepared for the site by Westlakes:

- Drainage Strategy Report. Reference 1059-003-001 dated 5th June 2018.
- Surface water maintenance strategy. Reference 1059_007_002, dated 17/11/2021.

2.0 Verification of As Built drainage network

Verification of the as built drainage network is based on the post construction CCTV survey completed by Jetcam Cleansing Ltd dated 27th January 2022, under instruction by Barnfield Construction. Representatives from Westlakes were not present during the proposed survey.

Following assessment of the Jetcam Cleansing Ltd Drainage Report, it is established within the Overview section of the inspection report that all drainage networks throughout the site have been identified as Grade A which is identified as:

"Grade A Drain is serviceable no recommendations required"

Although a number of additional connections to the main drainage system have been identified following the post construction CCTV survey, from the images presented the current condition along all sections of the drainage system up to and including the preferred discharge position appear to be acceptable.

3.0 Conclusion

This verification document has been prepared following receipt of the Jetcam Cleansing Limited drainage survey.

It is concluded using images provided within the above document, that the as built system is currently fit for purpose with no defects being recorded.

Subject to the correct maintenance regime being adopted by the building management team, we do not envisage any further mitigation measures being necessary.

This letter should be sent to Manchester City Council, to assist discharge of Planning Condition 19.

If you have any queries, please do not hesitate to contact us.

Yours sincerely



Garry Eyres

Principal Engineer