



Whitehouse Club, Middleton Road, Phase 1

CDN/22/0458

Supporting Information for Discharge of Planning Condition 15

- *Verification report providing photographic evidence of construction as per design drawings.*
- *Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Maintenance requirements for the flow control.*

Introduction

Phase 1 of the Whitehouse Club development comprises the site access road which is subject to adoption via a S38 Agreement with Manchester City Council Highways and the drainage within the road which is subject to adoption via a S104 Agreement with United Utilities. This has been constructed as per the approval drawings and is now within the adoption maintenance period.

The new Whitehouse Club building and car park is also within Phase 1 and has been constructed as per Coopers Construction drawings. This report provides photographic evidence of the drainage elements which will be subject to future maintenance by the management company set up by the client. This consists of a section of macro permeable paving within the car park and SUDS planters installed on the RWP's at the front of the new building. Refer to Appendix 2 for the drainage as-built drawing.

All drainage has been constructed as indicated on the drainage construction drawings.

A separate SuDS management Plan report has been produced to address item 2 of the condition.

Appendix 1

Photographs during construction



Photo 1 – Formation Level. Looking towards SE



Photo 2 – Formation level. Macro on right



Photo 3 – Macro construction. Distribution box



Photo 4 - Macro construction. Clean stone



Photo 5 – Macro construction



Photo 6 – Macro construction



Photo 7 – Final car park entrance



Photo 8 – Macro between 2 drainage channels



Photo 9 - Macro between 2 drainage channels



Photo 10 - Macro between 2 drainage channels



Photo 11 -Planter before pipework and filling

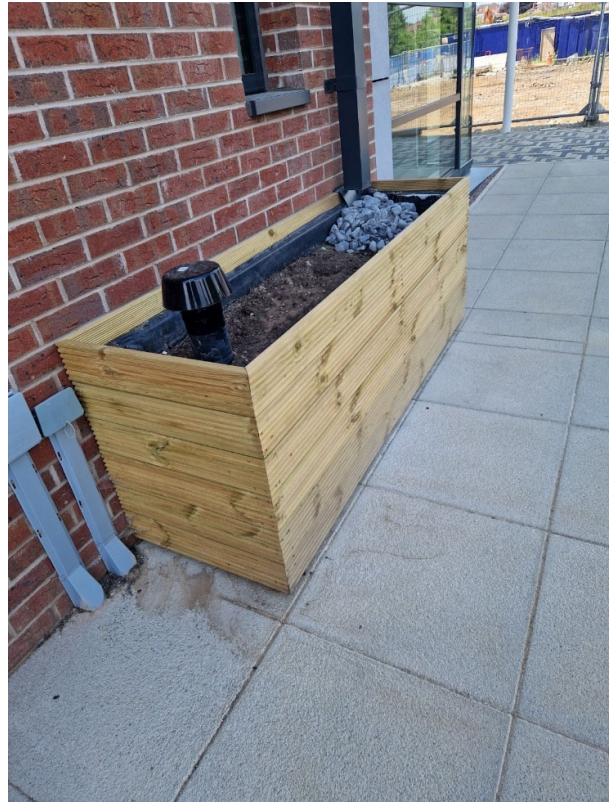


Photo 12 – Planter after placement of pipework and filling. Note: the overflow pipe was initially set too high and has now been reduced to ensure the overflow is 100mm lower than the top of the planter.



Photo 13 -Overflow pipe reduced in height. Now set 100mm below top of planter 1.

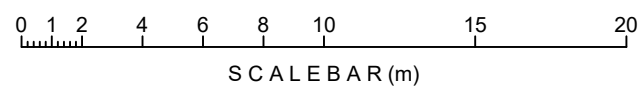
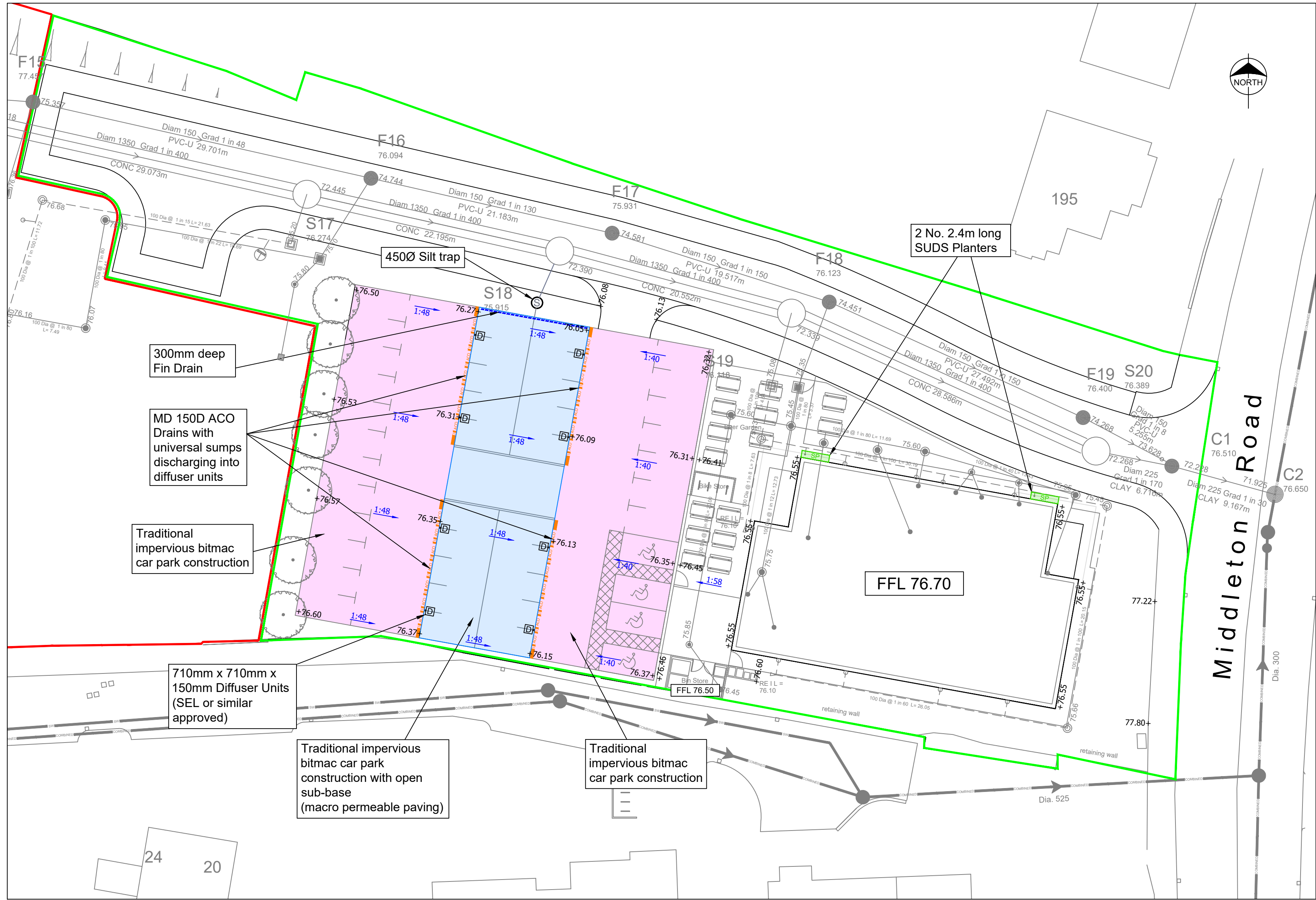


Photo 14 - Overflow pipe reduced in height. Now set 100mm below top of planter 2.

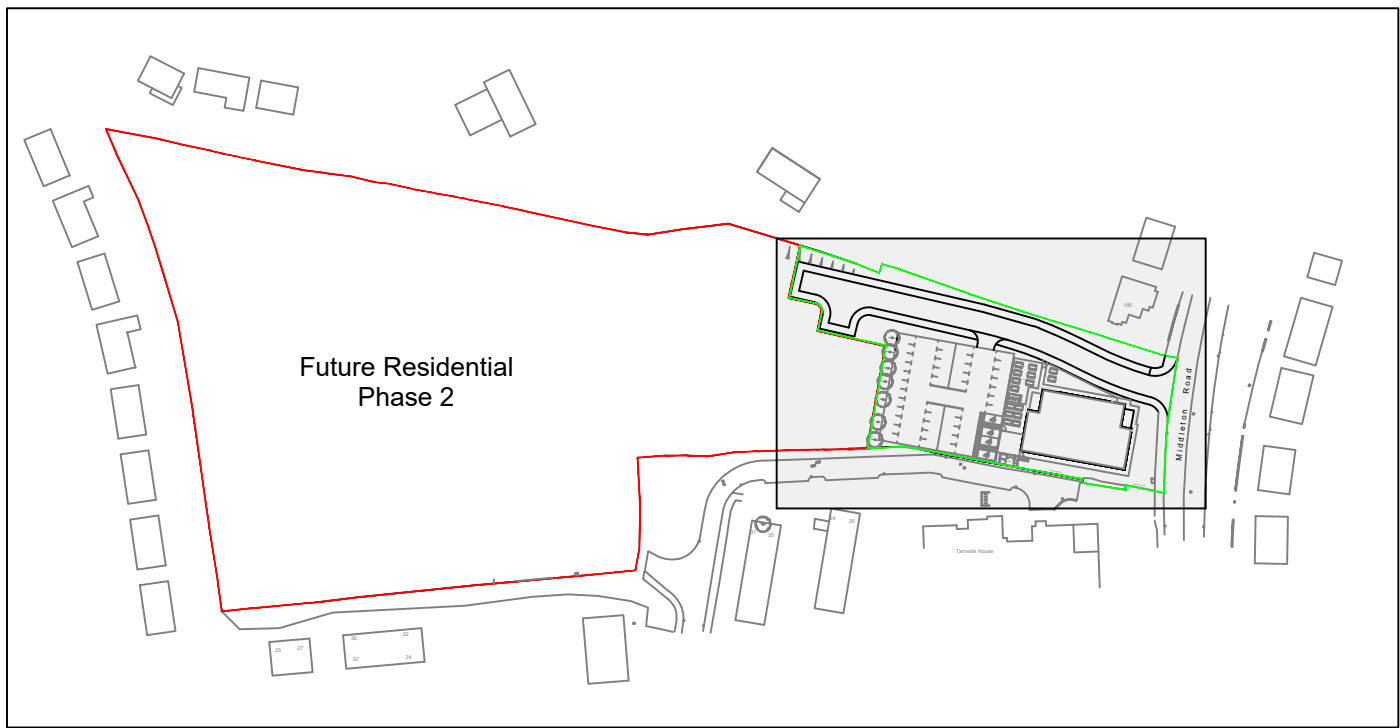
Appendix 2

As Built Drawings

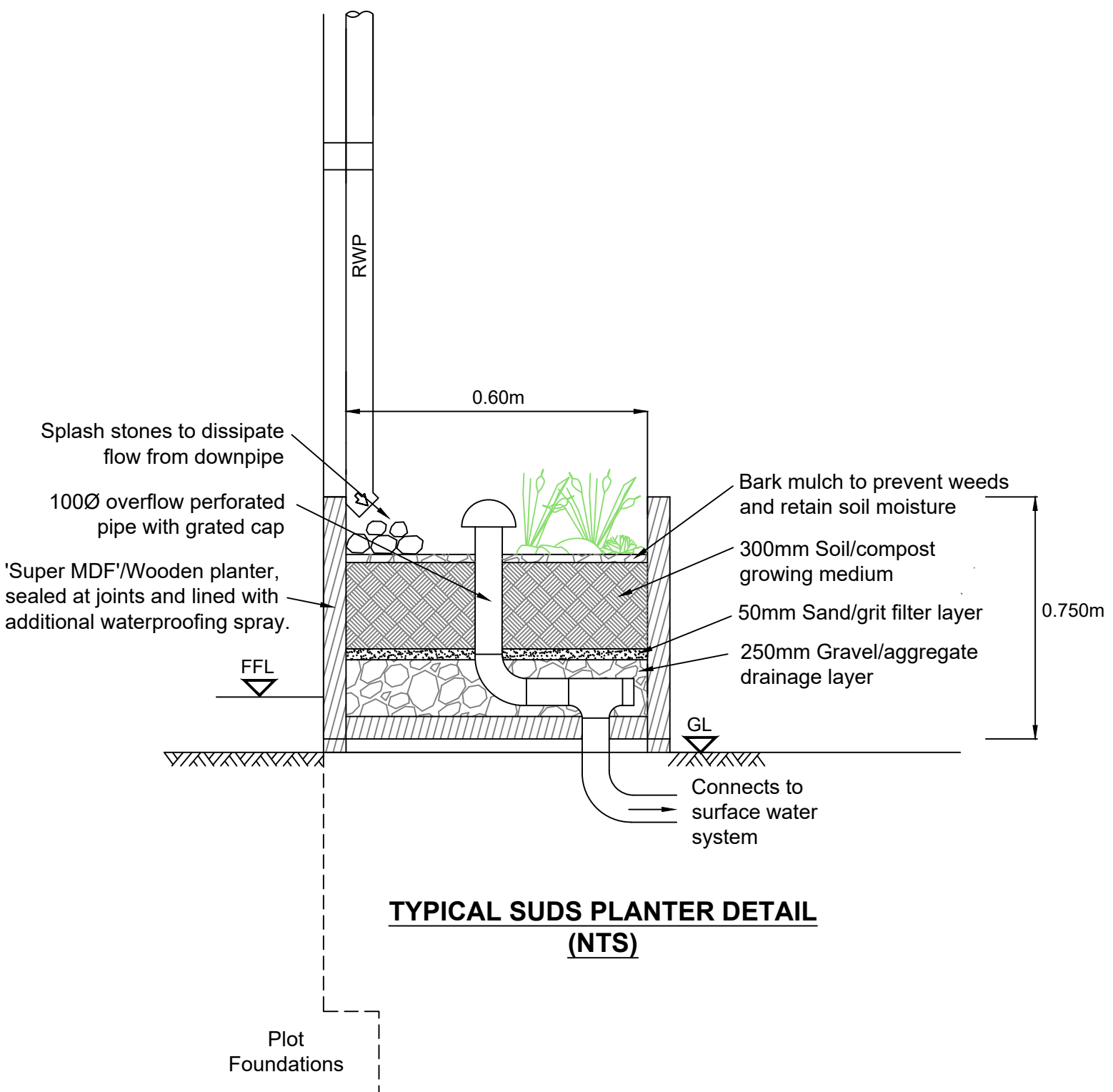
DO NOT SCALE



DRAINAGE LAYOUT



KEY PLAN

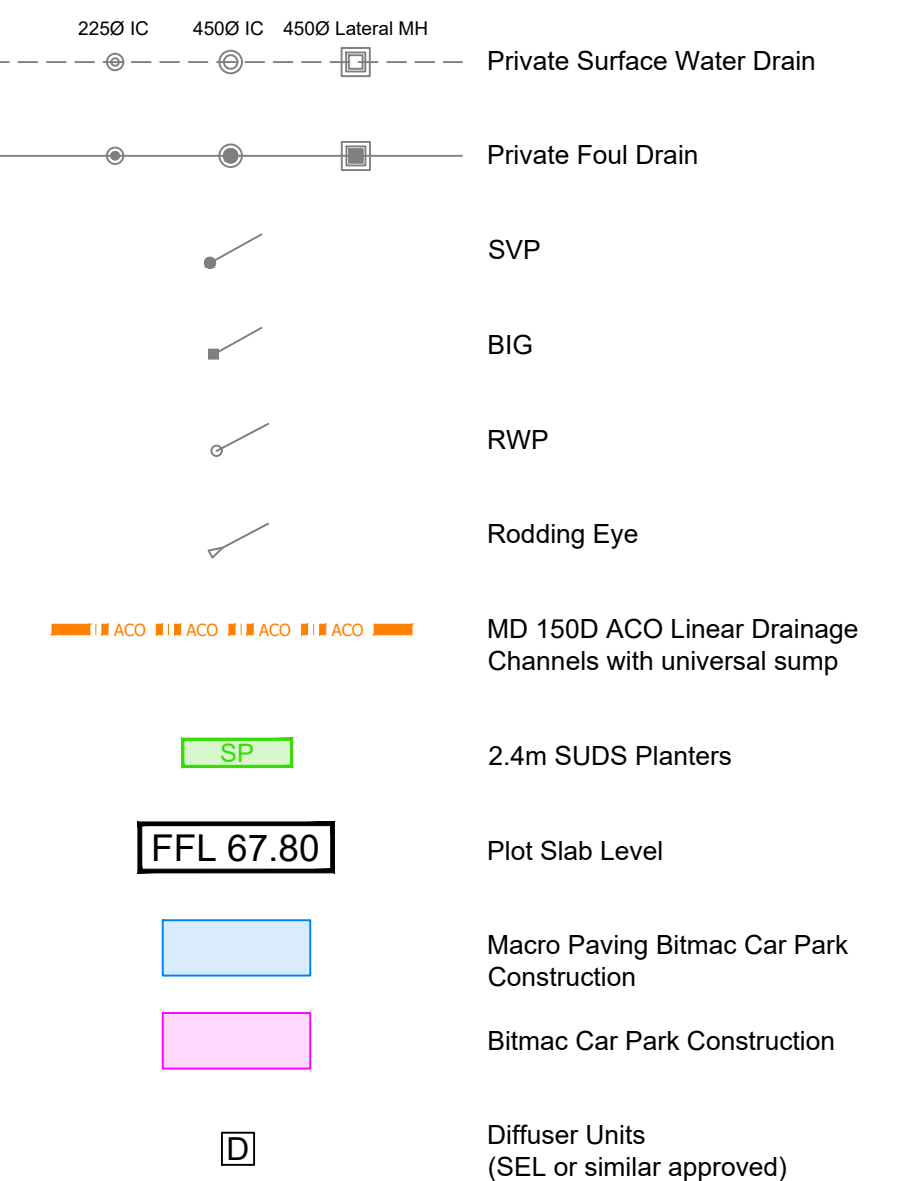


TYPICAL SUDS PLANTER DETAIL (NTS)

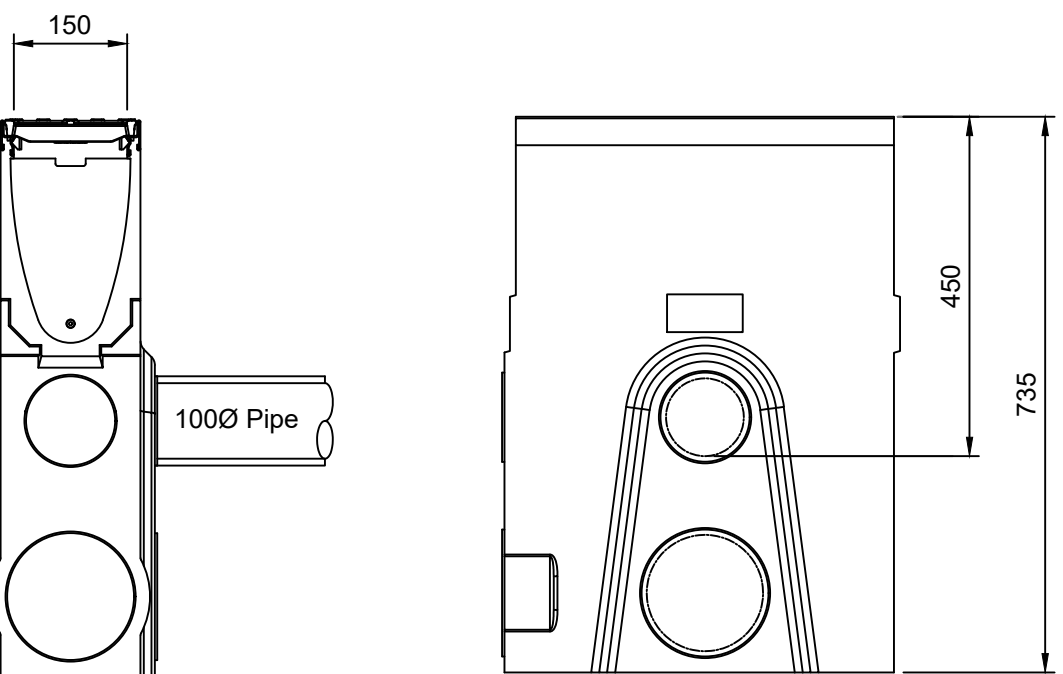
Notes

- All SVP and RWP connections are indicative and shall be confirmed by architect.
- Pipe gradients out of the building to connecting manhole to be laid at 1:40 in accordance with Building Regulations, Part H, Table 6.
- Where pipe sizes are not indicated 1000 to be used for surface and foul unless stated otherwise.
- Minimum surface water gradients shall be:
1000 laid at 1:100
1500 laid at 1:150
- Minimum 1000 foul drainage gradient to be 1:80 with the exception of the first connection which shall be maximum 1:40.
- Manhole covers to be marked FWS or SW as appropriate.
- All manhole covers and frames shall comply with BS EN124. Covers in roads to be grade D400 and be 150mm deep. Manhole covers in car parking areas and drives to be grade B125 and covers in landscaping areas to be grade A15. All to be sized in accordance with Building Regulations Part H, Tables 11 & 12.
- Precast concrete rings to be reinforced.
- Backdrops in private manholes / inspection chambers to be internal
- Private drains laid under adopted / private roads to be Class S granular bed and surround with a minimum of 1.2m cover, where this cannot be achieved a Class Z concrete bed and surround shall be provided.
- Private drains located under landscape areas or driveways / car parking bays to be Class F granular bed and surround with a minimum 0.6m cover, where this cannot be achieved a Class Z concrete bed and surround shall be provided.

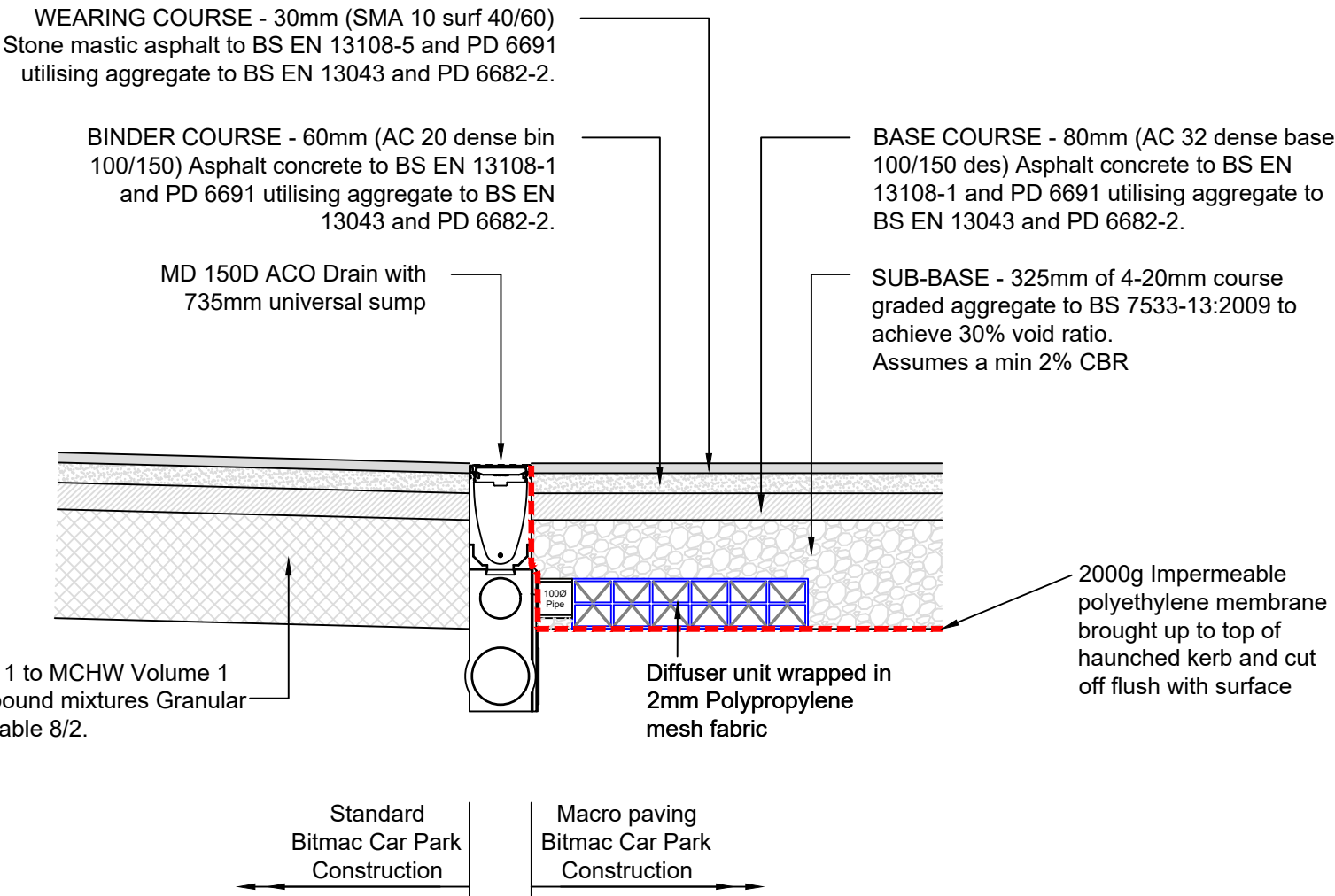
Legend



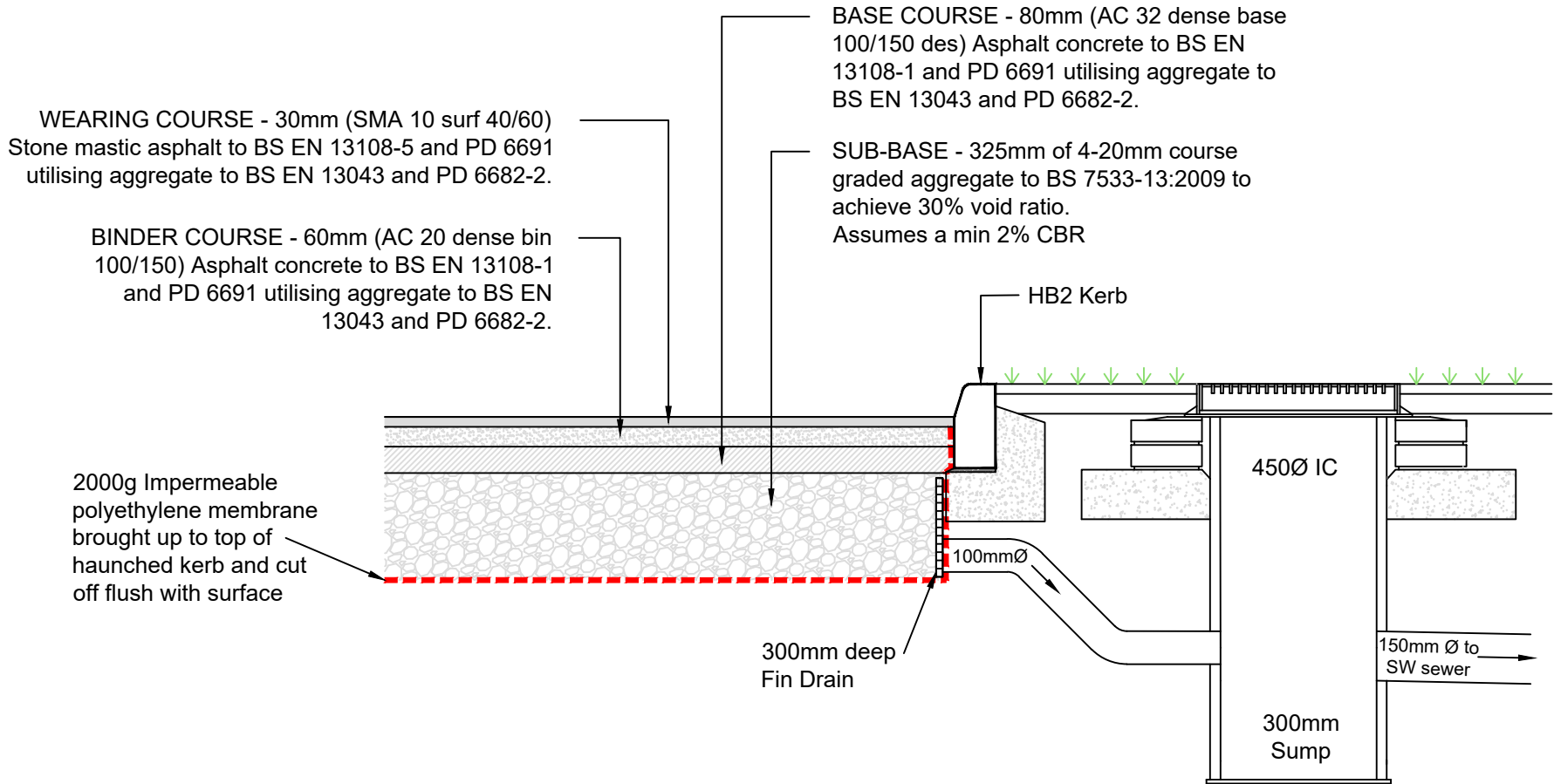
AS-BUILT



ACO DRAIN DETAIL
Scale 1:10



CLUB HOUSE CAR PARK CONSTRUCTION DETAIL



MACRO PAVING OUTFALL DETAIL

coopers
chartered consulting engineers

Tel: 01244 684910
Email: admin@coopers.co.uk
Web: http://coopers.co.uk

Client
BRANLEY HOMES LTD

Project
White House Club, Middleton Road, Manchester.

Title
Proposed SUDS Details

DRAWING NUMBER	SCALE at A1	Varies
7424 / P1 / 19	DATE	07.03.23
	DRAWN	PJN
	CHECKED	AJ
	REVISION	A