Graham Perry
Development Engineer
Developer Services
M: 07557 577548
T: 01925 679405
unitedutilities.com

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From: Marta Wolska [mailto:marta.wolska@curtins.com]
Sent: 03 August 2021 22:36
To: Perry, Graham <Graham.Perry@uuplc.co.uk>
Subject: RE: Repeat PDE 4200021415 Hammerstone Road Depot, Gorton, Manchester

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Thank you

Marta Wolska Senior Engineer
Curtins
T. 0161 236 2394 | marta.wolska@curtins.com

From: Perry, Graham <Graham.Perry@uuplc.co.uk>
Sent: 03 August 2021 22:31
To: Marta Wolska <marta.wolska@curtins.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: Repeat PDE 4200021415 Hammerstone Road Depot, Gorton, Manchester

Hello Marta

Yes 7 l/s would be acceptable. The letter sent to the LPA with a discharge of 5 l/s was in error.

Thanks

Graham Perry

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Development Engineer
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M: 07557 577548
T: 01925 679405
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From: Perry, Graham
Sent: 12 July 2021 16:12
To: 'Marta Wolska' <marta.wolska@curtins.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: Repeat PDE 4200021415 Hammerstone Road Depot, Gorton, Manchester

Hello Marta

Given the concern about the potential instability of the retaining wall I would be willing to accept a discharge into the combined sewer a maximum discharge rate of 7 l/s

Thanks

Graham Perry

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From: Wastewater Developer Services
Sent: 01 July 2021 16:14
To: Perry, Graham <Graham.Perry@uuplc.co.uk>
Subject: Repeat PDE 4200021415 Hammerstone Road Depot, Gorton, Manchester

Hi Graham,

Please see repeat PDE below and attached.

This has been saved to SP on the following link.

https://uusp/asset/DSDD/Development%20Documents/Forms/AllItems.aspx?RootFolder=%2Fasset%2FDSDD%2FDevelopment%20Documents%2FManchester%2FPre%20Enquiry%2F2018%2F4200021415%20Hammerstone%20Road%2C%20Gorton&View=%7B012D10BC%2D8A6E%2D465F%2D9704%2D60731F4571F6%7D&InitialTabId=Ribbon%2ERead&VisibilityContext=WSSTabPersistence

Kind Regards,

Louise Dack
Customer Advisor Advanced
Developer Services & Metering
Customer Services
T: 01925 233063 (33063 internal)
unitedutilities.com

Did you know we now have a live chat facility available to you Mon to Friday 8 -5pm. You just click on the orange live chat box on our webpage and one of our advisors will be ready to chat to you and help you with your enquiry https://www.unitedutilities.com/builders-developers/ or you can email us at WastewaterDeveloperServices@uuplc.co.uk

---

From: Marta Wolska [mailto:marta.wolska@curtins.com]
Sent: 01 July 2021 15:13
To: Perry, Graham <Graham.Perry@uuplc.co.uk>; Harrison, William <William.Harrison1@uuplc.co.uk>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: 4200021415 Hammerstone Road Depot, Gorton, Manchester

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The wall is in a state of disrepair, and the required remedial works proposed are to install buttresses to enhance the stability of the wall against lateral loads. Undertaking a traditional underpinning strategy could potentially lead to instability of the wall and temporary arrangements would need to be carefully considered. We anticipate that there is no formal foundation to the wall, where the existing arrangement consists of corbelled brickwork below ground level. The corbelled brickwork requires continuity along the length of the wall and altering the bearing configuration with hard spots should generally be avoided.

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I have discussed the solution with LLFA, they have agreed that the existing connection to combine can be reused and we should not brake covers, either undermine existing retaining wall- emails attached. Would UU accept it?

The proposed surface water from lower car park has been restricted to 50% reduction of the existing 1 in 1-year storm event to all storm events for lower car park. which gives 7l/s

EXISTING FLOW: BASED ON THE MODIFIED RATIONAL METHOD

CATCHMENT	AREA (m^2)	FLOW RATE FOR THE 1 IN 1 YEAR EVENT (l/s)	FLOW RATE FOR THE 1 IN 30 YEAR EVENT (l/s)	FLOW RATE FOR THE 1 IN 100 YEAR EVENT (l/s)
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RAINFALL INTENSITY BASED ON MICRODRAINAGE RAINFALL DATA
1 IN 1: 11mm/hr
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WASHDOWN TO FOUL WATER			
TOTAL 50% ACHIEVED	54	103	172
50% ALLOWED	54	131.5	172

Would that be acceptable?

Marta Wolska Senior Engineer
Curtins
T. 0161 236 2394 | marta.wolska@curtins.com

From: Perry, Graham <Graham.Perry@uuplc.co.uk>
Sent: 11 March 2021 17:58
To: Marta Wolska <marta.wolska@curtins.com>; Harrison, William <William.Harrison1@uuplc.co.uk>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Hello Marta

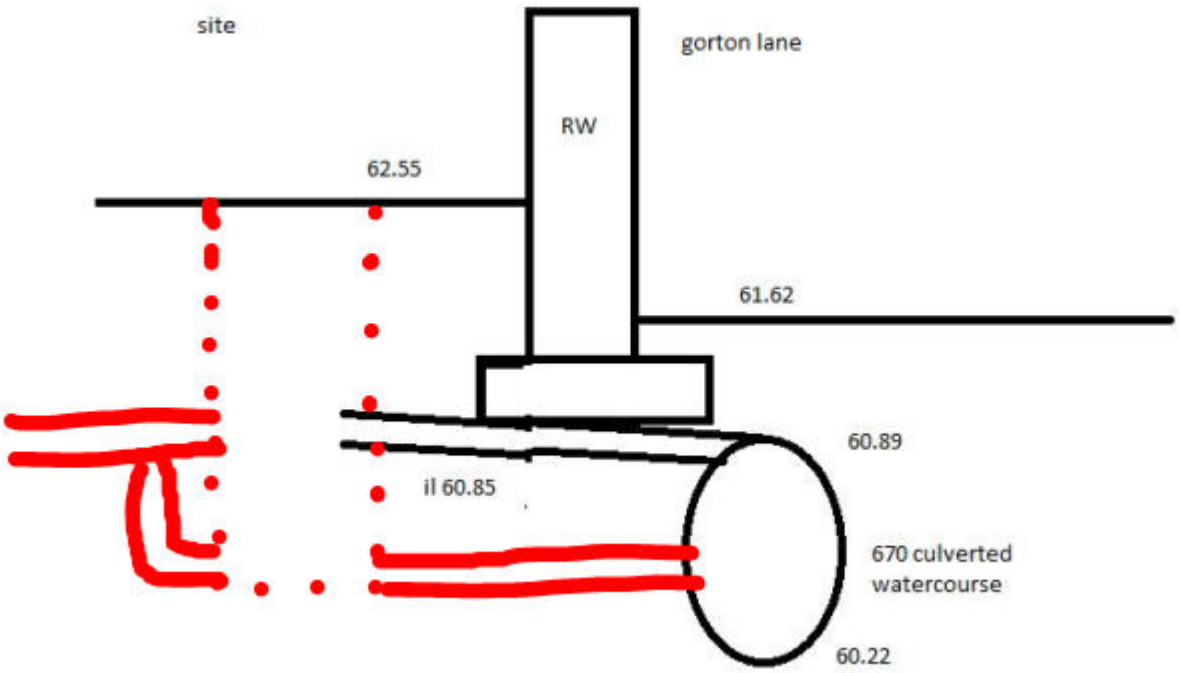
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Thanks

Graham Perry

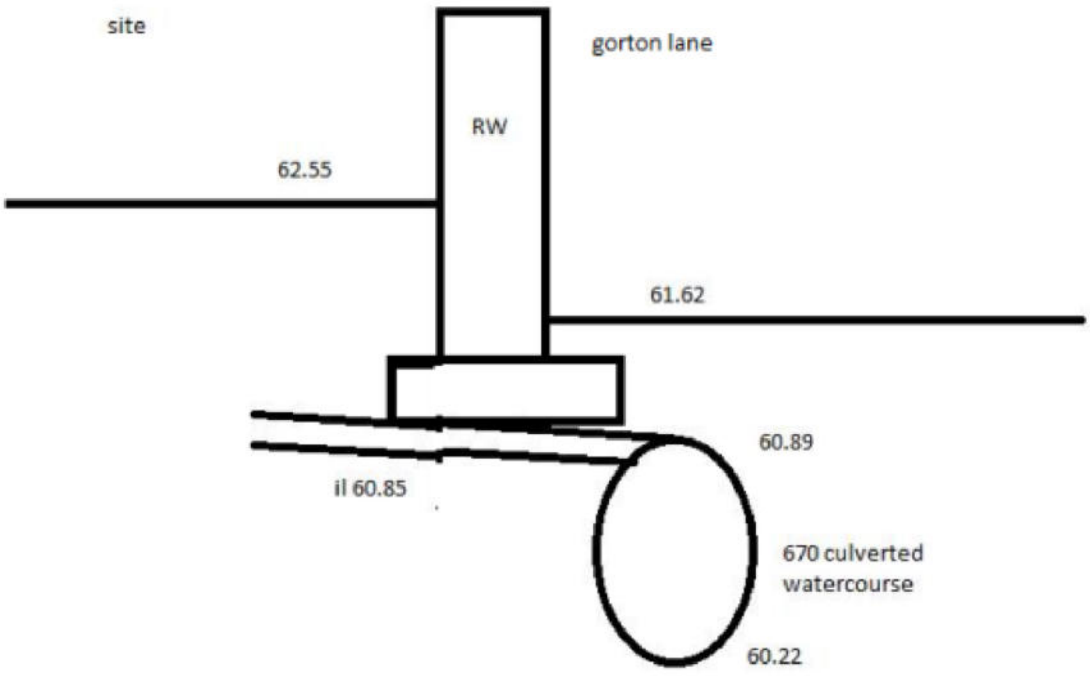

site
gorton lane
RW
62.55
61.62
60.89
il 60.85
670 culverted
watercourse
60.22

Graham Perry
Development Engineer
Developer Services
M: 07557 577548
T: 01925 679405
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From: Marta Wolska [mailto:marta.wolska@curtins.com]
Sent: 01 March 2021 12:18
To: Harrison, William <William.Harrison1@uuplc.co.uk>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Dear Sir
https://we.tl/t-Bwz8DGtmUy - please download
The existing south car park and existing building discharge currently to a combined water sewer within Gorton Lane. The southern culverted watercourse based on UU records runs under and near existing retaining wall. The southern culverted watercourse could not be traced as the covers could not be lifted using hydraulic lifters. Based o UU records the culverted watercourse is quite shallow, invert level is 1.4mbgl, whereas soffit 0.73m. the extected bottom of retaining wall foundation is 0.60mbgl, which means that proposed pipe sofit will be straight below existing retaining wall foundation.



The condition of the retaining wall is clearly in a state of disrepair and as such any works carried out to the wall may affect the ongoing structural integrity of the wall itself which may extend beyond the localised works required to form any new connection. Coupled with this, there is the ongoing maintenance of the pipe work between site and the culvert

which must be considered - any settlement to the wall at a critical drainage location could damage the pipe and affect the performance of the overall drainage system to the wider site.
This would also cause major issues with the foundations to the wall and the depth of the connection



We propose to reuse the existing connection from lower car park to combined water sewer.
As per attached drawing 506 and 505 the proposed surface water from lower car park has been restricted to 50% reduction of existing 1 in 1 year storm event to all storm events, which is 7 l/s, area C.
Please let us know if you approve it.?

No flow restrictions for existing building is proposed the building will only be refurbished.

The GF area will be disconnected from combined and discharge to northen watercourse.
Part of GF area- wintern maintenance & washdown area will be discharge to foul water at rate 5l/s which I Agreed previously with UU-email attached.

So the only question is about surface water from lower car park.

Marta Wolska Senior Engineer
Curtins
T. 07434633755 | marta.wolska@curtins.com

From: Marta Wolska
Sent: 27 February 2019 10:10
To: Harrison, William <William.Harrison1@uuplc.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Dear William

Could you please advise. UU records indicate a 670mm brick private surface water drain running from east to west in the south of the site. We have proposed a new connection to that drain however we not sure if it is not culverted watercourse. The linetype in the legend is the same for private drains and watercourses. We need to know how it is classified to make sure we apply for a new connection to the correct organization.

Kind regards
Marta Wolska Senior Engineer
Curtins
T. 0161 236 2394 | marta.wolska@curtins.com

From: Harrison, William <William.Harrison1@uuplc.co.uk>
Sent: 04 September 2018 10:32
To: Chloé Grimsley <Chloe.Grimsley@curtins.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Good Morning Chloé,

On consideration there wouldn't be an objection for discharging run-off from the area used to de-ice vehicles into the combined sewer network, however you will most likely need a trade effluent licence, this dealt with through the water retailer for the site,

Kind Regards,

Will Harrison BSc (Hons)
Assistant Developer Engineer
Developer Services & Planning
Network Delivery
United Utilities

T : 01925 679319
E : Wastewaterdeveloperservices@uuplc.co.uk

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United Utilities Water Ltd. - Developer Services and Planning
Warrington North Wastewater Treatment Works
Barnard Street Off Old Liverpool Road
Gatewarth Industrial Estate
Warrington
WA5 1DS

From: Chloé Grimsley [mailto:Chloe.Grimsley@curtins.com]
Sent: 03 September 2018 07:56
To: Harrison, William <William.Harrison1@uuplc.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Good Morning Will,

Further to our previous advice on the above proposed development, we have since been liaising with Manchester City Council LLFA and the Environment Agency for advice regarding pollution protection (see attached email correspondence with MCC and the Environment Agency).

The proposed development contains a grit store and de-icing facility with the surface water drainage being proposed to connect to watercourse (Corn Brook). The Environment Agency have confirmed that:

"The grit/salt storage is fine as long as this does not cause a pollution to a watercourse. I would suggest bunding the immediate surrounding area with "sleeping policemen" so that any grit and salt dissolved in rainwater is contained and kept away from surface water drains while retaining vehicle access.

However, de-icing vehicles in this outside area would only be acceptable if the run off from this activity is directed into a sealed drainage system and disposed of appropriately, or into combined/foul sewer (with permission from United Utilities)."

Based on the above advice, if we were to propose contained areas for the separate activities, would UU have aby objection for discharging run-off from the area used to de-ice vehicles into the combined sewer network or would there be any necessary pollution protection required?

Kind Regards,
Chloé

Chloé Grimsley Principal Engineer
Curtins
T. 0161 236 2394 | chloe.grimsley@curtins.com

From: Chloé Grimsley
Sent: 05 July 2018 16:00
To: 'Harrison, William' <William.Harrison1@uuplc.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Thanks Will

Chloé Grimsley Principal Engineer
Curtins
T. 0161 236 2394 | chloe.grimsley@curtins.com

From: Harrison, William [mailto:William.Harrison1@uuplc.co.uk]
Sent: 05 July 2018 15:45
To: Chloé Grimsley <Chloe.Grimsley@curtins.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Afternoon Chloé,

It's subject to standard Building Regs Part H so 3m from the centreline of the sewer,

Kind Regards,

Will Harrison BSc (Hons)
Assistant Developer Engineer
Developer Services & Planning
Network Delivery
United Utilities

T : 01925 679319
E : Wastewaterdeveloperservices@uuplc.co.uk

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Gatewarth Industrial Estate
Warrington
WA5 1DS

From: Chloé Grimsley [mailto:Chloe.Grimsley@curtins.com]
Sent: 05 July 2018 15:33
To: Harrison, William <William.Harrison1@uuplc.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Hi Will,

Thanks for your response.

Please could you confirm easements on the existing public sewer circled on the image below. The sewer encroaches into the site.

Kind Regards,
Chloé

Chloé Grimsley Principal Engineer
Curtins
T. 0161 236 2394 | chloe.grimsley@curtins.com

From: Harrison, William [mailto:William.Harrison1@uuplc.co.uk]
Sent: 05 July 2018 10:54
To: Chloé Grimsley <Chloe.Grimsley@curtins.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Good Morning Chloé,

We have carried out an assessment of your application which is based on the information provided; this pre development advice will be valid for 12 months,

Foul water can be discharged to the existing foul water/combined water sewerage network within Hammerstone Road/Gorton Road at a point convenient to yourself and at an unrestricted rate.

Surface water from this site should drain to either soak away or directly to watercourse. Discharge rates and consents must be discussed and agreed with all interested parties.

Sewer records indicate no report incidents of sewer flooding in the immediate area.

Although we may discuss and agree discharge points & rates in principle, please be aware that you will have to apply for a formal sewer connection. This is so that we can assess the method of construction, Health & Safety requirements and to ultimately inspect the connection when it is made. Details of the application process and the form itself can be obtained from our website by following the link below

http://www.unitedutilities.com/connecting-public-sewer.aspx

Please be aware that on site drainage must be designed in accordance with Building Regulations, National Planning Policy, and local flood authority guidelines, we would recommend that you speak and make suitable agreements with the relevant statutory bodies.

Please note, if you intend to put forward your wastewater assets for adoption by United Utilities, the proposed detail design will be subject to a technical appraisal by an Adoption Engineer as we need to be sure that the proposals meets the requirements of Sewers for adoption and United Utilities Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, further to this enquiry should you wish to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Kind Regards,

Will Harrison BSc (Hons)
Assistant Developer Engineer
Developer Services & Planning
Operational Services
United Utilities

T : 01925 679319
E : Wastewaterdeveloperservices@uuplc.co.uk

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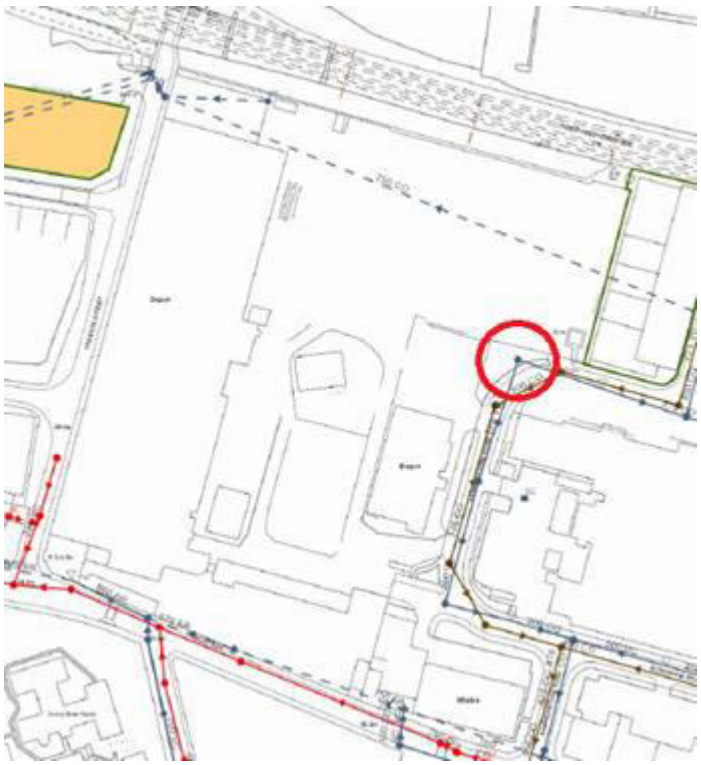
From: Chloé Grimsley [mailto:Chloe.Grimsley@curtins.com]
Sent: 21 June 2018 08:13
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: Hammerstone Road Depot
Importance: High

Good Morning Sir/Madam,

We are currently preparing a Drainage Strategy for the redevelopment works at Manchester City Council Hammerstone Road Depot. Please find attached the Pre-Development Enquiry form for the above development site.

We anticipate that the proposed drainage will utilise existing outfalls where suitable, however where new drainage is required, or where existing outfalls are unsuitable we may require new outfall connections.
There is an existing watercourse within the site, therefore where levels permit, any new surface water drainage would be proposed to outfall into this. Where new drainage connections are required for the foul, we would look to connect to the surrounding foul public sewer network.

Please could you confirm potential to discharge, any limitations, any historic flood data for the site, as well as any sewer easement requirements for the 225/375 surface water sewer which encroaches into the site as circled below.



Kind Regards,
Chloé

Chloé Grimsley
Principal Engineer
T. 0161 236 2394
chloe.grimsley@curtins.com

Merchant Exchange
17-19 Whitworth Street West
Manchester M1 5WG

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Marta Wolska

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Kind Regards,

Louise Dack
Customer Advisor Advanced
Developer Services & Metering
Customer Services
T: 01925 233063 (33063 internal)
unitedutilities.com

Did you know we now have a live chat facility available to you Mon to Friday 8 -5pm. You just click on the orange live chat box on our webpage and one of our advisors will be ready to chat to you and help you with your enquiry https://www.unitedutilities.com/builders-developers/ or you can email us at WastewaterDeveloperServices@uuplc.co.uk

---

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Sent: 01 July 2021 15:13
To: Perry, Graham <Graham.Perry@uuplc.co.uk>; Harrison, William <William.Harrison1@uuplc.co.uk>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
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Curtins
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To: Marta Wolska <marta.wolska@curtins.com>; Harrison, William <William.Harrison1@uuplc.co.uk>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

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Graham Perry

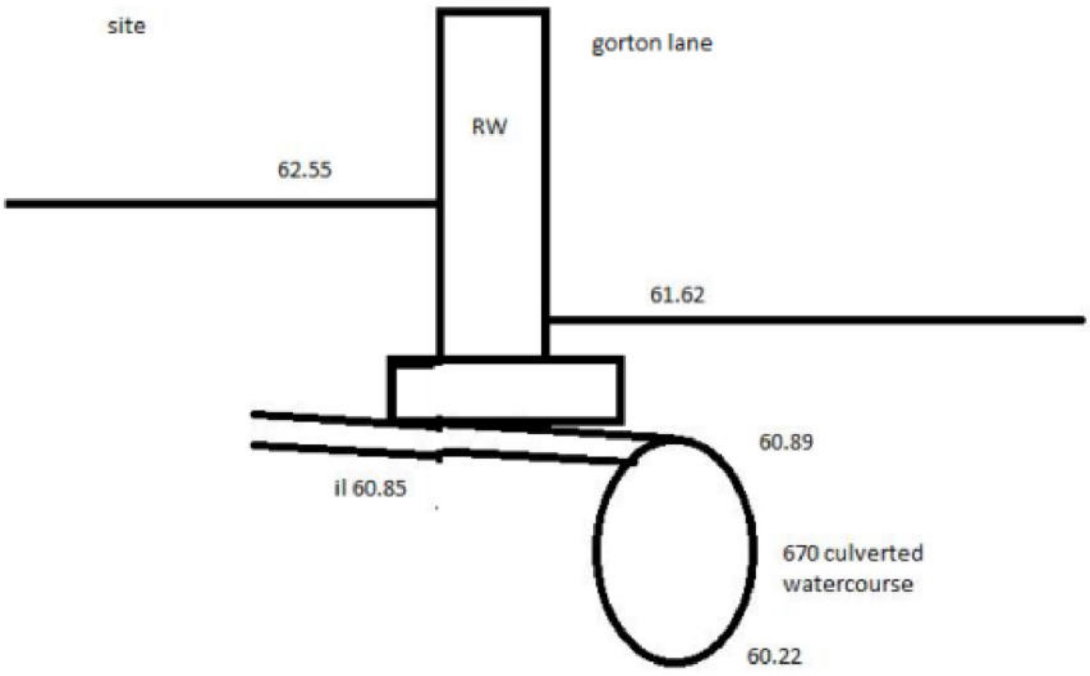

site
gorton lane
RW
62.55
61.62
60.89
il 60.85
670 culverted
watercourse
60.22

Graham Perry
Development Engineer
Developer Services
M: 07557 577548
T: 01925 679405
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From: Marta Wolska [mailto:marta.wolska@curtins.com]
Sent: 01 March 2021 12:18
To: Harrison, William <William.Harrison1@uuplc.co.uk>; Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Dear Sir
https://we.tl/t-Bwz8DGtmUy - please download
The existing south car park and existing building discharge currently to a combined water sewer within Gorton Lane. The southern culverted watercourse based on UU records runs under and near existing retaining wall. The southern culverted watercourse could not be traced as the covers could not be lifted using hydraulic lifters. Based o UU records the culverted watercourse is quite shallow, invert level is 1.4mbgl, whereas soffit 0.73m. the extected bottom of retaining wall foundation is 0.60mbgl, which means that proposed pipe sofit will be straight below existing retaining wall foundation.



The condition of the retaining wall is clearly in a state of disrepair and as such any works carried out to the wall may affect the ongoing structural integrity of the wall itself which may extend beyond the localised works required to form any new connection. Coupled with this, there is the ongoing maintenance of the pipe work between site and the culvert

which must be considered - any settlement to the wall at a critical drainage location could damage the pipe and affect the performance of the overall drainage system to the wider site.
This would also cause major issues with the foundations to the wall and the depth of the connection



We propose to reuse the existing connection from lower car park to combined water sewer.
As per attached drawing 506 and 505 the proposed surface water from lower car park has been restricted to 50% reduction of existing 1 in 1 year storm event to all storm events, which is 7 l/s, area C.
Please let us know if you approve it.?

No flow restrictions for existing building is proposed the building will only be refurbished.

The GF area will be disconnected from combined and discharge to northen watercourse.
Part of GF area- wintern maintenance & washdown area will be discharge to foul water at rate 5l/s which I Agreed previously with UU-email attached.

So the only question is about surface water from lower car park.

Marta Wolska

From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Sent: 17 August 2022 10:27
To: Andy Losty
Cc: Marta Wolska
Subject: RE: Hammerstone roof area, proposed flow rates

Hi Andy,

Apologies for the delay, I have just come back from 2 weeks of annual leave.

Yes, I can confirm that the below total proposed flow rates to the ordinary watercourse are considered acceptable (new areas discharging to the culvert at Qbar and existing areas being reduced by 50% and restricted to the 1 in 30 year event).

Thanks,

Oliver

Oliver Timmins
Engineer (Flood Risk Management)
Mobile: 07814082200
Email: oliver.timmins@manchester.gov.uk

Lead Local Flood Authority
Highways
Growth & Development and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Web: http://www.manchester.gov.uk

From: Andy Losty <Andy.Losty@curtins.com>
Sent: 02 August 2022 10:14
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Cc: Marta Wolska <marta.wolska@curtins.com>
Subject: RE: Hammerstone roof area, proposed flow rates

Oliver

Based on your comments below regarding the QBar rate, please see updated proposed drainage flows below:

BUILDING AREA	AREA m2	FLOW l/s							
		GREENFIELD			50%REDUCTION RATE				
		1 IN 1	1 IN 30	1 IN 100	1 IN 1	1 IN 30	1 IN 100	1 IN 1	1
Area 1A&B	2603	N/A			5.5	13	17	11	
AREA 2	6420	5.1	5.1	5.1	N/A				
AREA 3	1413				N/A				
TOTAL PROPOSED FLOWS									
total area	10436	10.6	**18.1**	22.1					

Based on Marta's e-mail below, restricting to the 1:30 year storm rate, this gives a max discharge rate of 18.1 l/s into the watercourse.

Greenfield runoff calculations attached for information.

We would be grateful if you could confirm that this is acceptable.

Regards

Andy Losty Project Engineer
Curtins
T. 0161 236 2394 | andy.losty@curtins.com

From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Sent: 28 July 2022 12:22
To: Marta Wolska <marta.wolska@curtins.com>
Cc: Andy Losty <Andy.Losty@curtins.com>
Subject: RE: Hammerstone roof area, proposed flow rates

Hi Marta,

The approach of diverting the roof areas to the ordinary watercourse culvert would be considered appropriate.

However, we would request that new connections to ordinary watercourses are restricted to Qbar for all events. 50% reduction on brownfield rates of existing connections (only when the site is classed as brownfield) is still considered appropriate.

Thanks,

Oliver

Oliver Timmins
Engineer (Flood Risk Management)
Mobile: 07814082200
Email: oliver.timmins@manchester.gov.uk

Lead Local Flood Authority
Highways
Growth & Development and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Web: http://www.manchester.gov.uk

From: Marta Wolska <marta.wolska@curtins.com>
Sent: 23 July 2022 11:52
To: Oliver Timmins <oliver.timmins@manchester.gov.uk>; Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Cc: Andy Losty <Andy.Losty@curtins.com>
Subject: Hammerstone roof area, proposed flow rates

Hi Oliver
As discussed. I would like to agree on the flow rate for Hammerstone from the existing building roof area.
As per attached 92506 indicates that

- the majority of the roof area labelled A2 surface water was discharging to the south public sewer,

- A3 discharging to public sewer or watercourse, CCTv was not carried out
- Area1 discharging to northern watercourse

The client has decided that the whole building will discharge to the northern watercourse through the rainwater harvesting tank

- 50% reduction of surface water flow rates from roof area (Area 1A&B) which previously discharged to northern watercourse
- greenfield rates from roof areaA2&A3

BUILDING AREA	AREA m2			
		GREENFIELD		
		1 IN 1	1 IN 30	1 IN 100
Area 1A&B	2603	N/A		
AREA 2	6420	4	8.6	10.55
AREA 3	1413			
TOTAL PROPOSED FLOWS				
total area	10436	9.5	21.6	27.55

It is proposed to limit surface water discharge rate from the tank to 21.6 l/s for all storm events as for smaller storm events the water will be retained in rainwater harvesting tank and used on site.

Subsation will discharge as existng
Could you please confirm that would be acceptable

Marta Wolska Senior Engineer
Curtins
T. 0161 236 2394 | marta.wolska@curtins.com

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Marta Wolska

From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Sent: 17 August 2022 10:34
To: Marta Wolska
Cc: Williams, Philip (MS)
Subject: RE: hammerstone watercourse easement and ramp

Hi Marta,

As long as the ramp does not require any intrusive groundworks (such as foundations etc) and that the ramp will not provide any abnormal loading then we agree that this proposal within the culvert easement is acceptable. However, I would emphasise that as a riparian owner of this section of the culvert, if in the future damages are caused to the culvert structure beneath the site then the land owner is responsible for any remediation works required.

Thanks,

Oliver

Oliver Timmins
Engineer (Flood Risk Management)

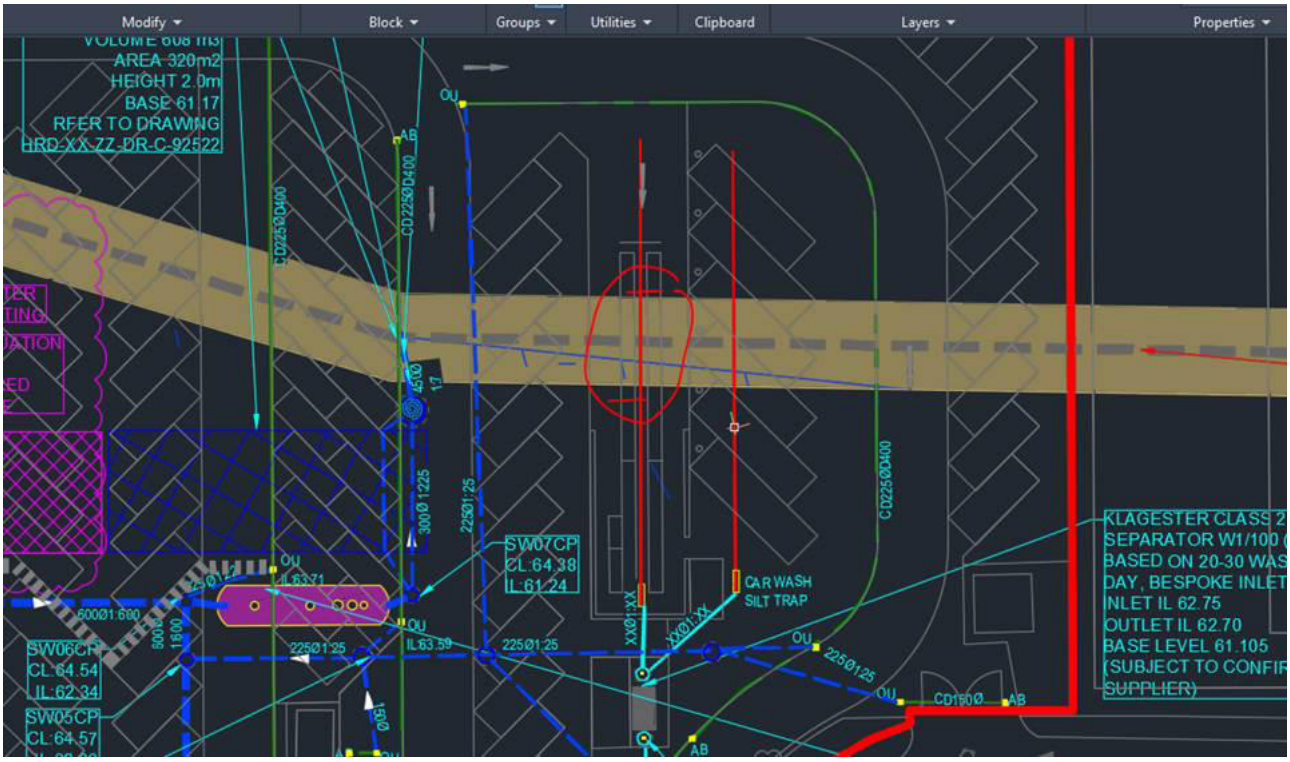
Lead Local Flood Authority
Highways
Growth & Development and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

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From: Marta Wolska <marta.wolska@curtins.com>
Sent: 10 August 2022 15:18
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>; Oliver Timmins <oliver.timmins@manchester.gov.uk>
Cc: Williams, Philip (MS) <Phil.Williams@morgansindall.com>
Subject: hammerstone watercourse easement and ramp

Dear Oliver
Could you please advise if the below would be acceptable
The proposed steel ramp is located within the easement, the ramp will be bolted down to the concrete surface proposed for the whole yard. There will not be any pads or foundations.
The steel ramp will be easy and quick to dismantle if it is needed. There will not be additional loading on the watercourse Therefore we do not see an issue with the proposal. Can you please confirm if that is acceptable?





Marta Wolska Senior Engineer
Curtins
T. 0161 236 2394 | marta.wolska@curtins.com

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Andy Losty

From: Marta Wolska
Sent: 23 July 2022 11:40
To: Andy Losty
Subject: FW: Surcharge Level for Outfall to OWC

Follow Up Flag: Follow up
Flag Status: Flagged

FYI, please save the email as pdf in incoming

Marta Wolska Senior Engineer
Curtins
T. 0161 236 2394 | marta.wolska@curtins.com

From: Oliver Timmins <oliver.timmins@manchester.gov.uk>
Sent: 20 July 2022 09:34
To: Marta Wolska <marta.wolska@curtins.com>
Subject: Surcharge Level for Outfall to OWC

Morning Marta,

Hope you are well.

Just a quick email following on from our phone conversation earlier, in regards to the Hammerstone project and in particular discharging to the ordinary watercourse culvert.

As discussed, due to the size of the culvert we would advise that you check the proposed drainage design model with a 1m surcharge level for the outfall. This is to ensure that should the culvert be flowing at full-bore during high level storm events that the proposed drainage infrastructure has enough capacity to prevent flooding onsite/or that the site can safely attenuate some flooding onsite (without flowing into offset areas or into proposed buildings) caused by flood water backing up the proposed drainage network.

Any queries let me know.

Kind Regards,

Oliver

Oliver Timmins
Engineer (Flood Risk Management)
Mobile: 07814082200
Email: oliver.timmins@manchester.gov.uk

Lead Local Flood Authority
Highways
Growth & Development and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Web: http://www.manchester.gov.uk

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Marta Wolska

From: Perry, Graham <Graham.Perry@uuplc.co.uk>
Sent: 20 November 2020 16:17
To: Marta Wolska
Cc: Wastewater Developer Services
Subject: FW: Discharge from Grit and salt area

Hello Marta

Can you please advise:

- Can we free discharge surface water to foul water from wash-down area

  Flows from the wash-down must be restricted to a maximum pass forward flow of 5 l/s

- Can we free discharge surface water to foul water from grit and salt area, if not what rate should we restrict to

  I would expect flows from both the wash down area and the grit and salt area to be combined and both areas restricted to a maximum pass forward flow of 5 l/s if both are to drain to the public sewer

- Do we have to provide any water quality treatment for grit/salt area besides catch pits? If yes could you please advise what we should use

  I would expect the design to include adequate sediment control to prevent silt from entering the public sewer. I have referred your query to our trade effluent team who will contact you directly about the potential chemical discharge into the public sewer and they will decide what treatment and licences will be required.

- Do we need trade effluence for both areas: wash-down and grit and salt?

  Again, I have referred your enquiry to our trade effluent team who will contact you directly to discuss

  Thanks

  Graham Perry

Graham Perry
Development Engineer
Developer Services
M: 07557 577548
T: 01925 679405
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From: Marta Wolska [mailto:marta.wolska@curtins.com]
Sent: 20 November 2020 10:24
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>; Perry, Graham <Graham.Perry@uuplc.co.uk>
Subject: RE: Discharge from Grit and salt area

Hi Graham
Would you be able to advise?

Marta Wolska Senior Engineer
Curtins
T. 0161 236 2394 | marta.wolska@curtins.com

From: Marta Wolska
Sent: 16 November 2020 08:30
To: 'Wastewater Developer Services' <WastewaterDeveloperServices@uuplc.co.uk>; 'Perry, Graham' <Graham.Perry@uuplc.co.uk>
Subject: Discharge from Grit and salt area
Importance: High

Dear Graham
The proposed development contains a grit store and de-icing facility and separate open washdown area with the surface water drainage being proposed to connect to foul water sewer.
If you could advise as soon as possible as I have stage 3 design to issue on Wednsday.
The Environment Agency have confirmed that:

"The grit/salt storage is fine as long as this does not cause a pollution to a watercourse. I would suggest bunding the immediate surrounding area with "sleeping policemen" so that any grit and salt dissolved in rainwater is contained and kept away from surface water drains while retaining vehicle access.
However, de-icing vehicles in this outside area would only be acceptable if the run off from this activity is directed into a sealed drainage system and disposed of appropriately, or into combined/foul sewer (with permission from United Utilities)."

Can you please advise:

- Can we free discharge surface water to foul water from washdown area
- Can we free discharge surface water to foul water from grit and salt area, if not what rate should we restrict to
- Do we have to provid any waterquality treatment for grit/salt area besides catchpits? If yes could you please advise what we shouldn use
- Do we need trade effluence for both areas: washdown and grit and salt?

Kind regards

Marta Wolska
Senior Engineer
T. 0161 236 2394
marta.wolska@curtins.com

Merchant Exchange
17-19 Whitworth Street West
Manchester M1 5WG

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Marta Wolska

From: TEQUERY <TEQUERY@uuplc.co.uk>
Sent: 24 November 2020 07:26
To: Marta Wolska
Subject: FW: Discharge from Grit and salt area

Good morning

We have consulted with the Policy Manager and advise that if the discharge is contaminated surface water from grit storage or wash down then it will need a consent.

Please contact your Retailer to request the application form, their details will be on your Water Bill.

Regards

United Utilities
Water for the North West

Gill Maden
Trade Effluent Analyst
Department Regional Services
M:)
T: 01925 678169
unitedutilities.com

From: Whitelegg, Julie
Sent: 23 November 2020 16:00

From: Perry, Graham
Sent: 20 November 2020 16:20
To: TEQUERY <TEQUERY@uuplc.co.uk>
Cc: Marta Wolska <marta.wolska@curtins.com>
Subject: FW: Discharge from Grit and salt area

Hello

Can you let the customer know if a trade effluent licence is necessary for what appears to be a storage yard that hold grit and salt and is also used as a wash down facility please?

I have answered all other enquiries

The contact is :

Marta Wolska Senior Engineer
Curtins
T. 0161 236 2394 | marta.wolska@curtins.com

Graham Perry
Development Engineer
Developer Services
M: 07557 577548
T: 01925 679405
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From: Perry, Graham
Sent: 20 November 2020 16:17
To: 'Marta Wolska' <marta.wolska@curtins.com>
Cc: Wastewater Developer Services (WastewaterDeveloperServices@uuplc.co.uk) <WastewaterDeveloperServices@uuplc.co.uk>
Subject: FW: Discharge from Grit and salt area

Hello Marta

Can you please advise:

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  Flows from the wash-down must be restricted to a maximum pass forward flow of 5 l/s

- Can we free discharge surface water to foul water from grit and salt area, if not what rate should we restrict to

  I would expect flows from both the wash down area and the grit and salt area to be combined and both areas restricted to a maximum pass forward flow of 5 l/s if both are to drain to the public sewer

- Do we have to provide any water quality treatment for grit/salt area besides catch pits? If yes could you please advise what we should use

  I would expect the design to include adequate sediment control to prevent silt from entering the public sewer. I have referred your query to our trade effluent team who will contact you directly about the potential chemical discharge into the public sewer and they will decide what treatment and licences will be required.

- Do we need trade effluence for both areas: wash-down and grit and salt?

  Again, I have referred your enquiry to our trade effluent team who will contact you directly to discuss

  Thanks

  Graham Perry

Graham Perry
Development Engineer
Developer Services
M: 07557 577548
T: 01925 679405
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From: Marta Wolska [mailto:marta.wolska@curtins.com]
Sent: 20 November 2020 10:24
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>; Perry, Graham <Graham.Perry@uuplc.co.uk>
Subject: RE: Discharge from Grit and salt area

Hi Graham
Would you be able to advise?

Marta Wolska Senior Engineer
Curtins
T. 0161 236 2394 | marta.wolska@curtins.com

From: Marta Wolska
Sent: 16 November 2020 08:30
To: 'Wastewater Developer Services' <WastewaterDeveloperServices@uuplc.co.uk>; 'Perry, Graham' <Graham.Perry@uuplc.co.uk>
Subject: Discharge from Grit and salt area
Importance: High

Dear Graham
The proposed development contains a grit store and de-icing facility and separate open washdown area with the surface water drainage being proposed to connect to foul water sewer.
If you could advise as soon as possible as I have stage 3 design to issue on Wednsday.
The Environment Agency have confirmed that:

"The grit/salt storage is fine as long as this does not cause a pollution to a watercourse. I would suggest bunding the immediate surrounding area with "sleeping policemen" so that any grit and salt dissolved in rainwater is contained and kept away from surface water drains while retaining vehicle access.
However, de-icing vehicles in this outside area would only be acceptable if the run off from this activity is directed into a sealed drainage system and disposed of appropriately, or into combined/foul sewer (with permission from United Utilities)."

Can you please advise:

- Can we free discharge surface water to foul water from washdown area
- Can we free discharge surface water to foul water from grit and salt area, if not what rate should we restrict to
- Do we have to provid any waterquality treatment for grit/salt area besides catchpits? If yes could you please advise what we shouldn use
- Do we need trade effluence for both areas: washdown and grit and salt?

Kind regards

Marta Wolska
Senior Engineer
T. 0161 236 2394
marta.wolska@curtins.com

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Manchester M1 5WG

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Marta Wolska

From: Perry, Graham <Graham.Perry@uuplc.co.uk>
Sent: 03 August 2021 22:37
To: Marta Wolska
Subject: RE: Repeat PDE 4200021415 Hammerstone Road Depot, Gorton, Manchester

I have reopened the planning letter and a revision will be sent to reflect the 7 l/s

Marta Wolska Senior Engineer
Curtins
T. 07434633755 | marta.wolska@curtins.com

From: Marta Wolska
Sent: 27 February 2019 10:10
To: Harrison, William <William.Harrison1@uuplc.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Dear William

Could you please advise. UU records indicate a 670mm brick private surface water drain running from east to west in the south of the site. We have proposed a new connection to that drain however we not sure if it is not culverted watercourse. The linetype in the legend is the same for private drains and watercourses. We need to know how it is classified to make sure we apply for a new connection to the correct organization.

Kind regards
Marta Wolska Senior Engineer
Curtins
T. 0161 236 2394 | marta.wolska@curtins.com

From: Harrison, William <William.Harrison1@uuplc.co.uk>
Sent: 04 September 2018 10:32
To: Chloé Grimsley <Chloe.Grimsley@curtins.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Good Morning Chloé,

On consideration there wouldn't be an objection for discharging run-off from the area used to de-ice vehicles into the combined sewer network, however you will most likely need a trade effluent licence, this dealt with through the water retailer for the site,

Kind Regards,

Will Harrison BSc (Hons)
Assistant Developer Engineer
Developer Services & Planning
Network Delivery
United Utilities

T : 01925 679319
E : Wastewaterdeveloperservices@uuplc.co.uk

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United Utilities Water Ltd. - Developer Services and Planning
Warrington North Wastewater Treatment Works
Barnard Street Off Old Liverpool Road
Gatewarth Industrial Estate
Warrington
WA5 1DS

From: Chloé Grimsley [mailto:Chloe.Grimsley@curtins.com]
Sent: 03 September 2018 07:56
To: Harrison, William <William.Harrison1@uuplc.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Good Morning Will,

Further to our previous advice on the above proposed development, we have since been liaising with Manchester City Council LLFA and the Environment Agency for advice regarding pollution protection (see attached email correspondence with MCC and the Environment Agency).

The proposed development contains a grit store and de-icing facility with the surface water drainage being proposed to connect to watercourse (Corn Brook). The Environment Agency have confirmed that:

"The grit/salt storage is fine as long as this does not cause a pollution to a watercourse. I would suggest bunding the immediate surrounding area with "sleeping policemen" so that any grit and salt dissolved in rainwater is contained and kept away from surface water drains while retaining vehicle access.

However, de-icing vehicles in this outside area would only be acceptable if the run off from this activity is directed into a sealed drainage system and disposed of appropriately, or into combined/foul sewer (with permission from United Utilities)."

Based on the above advice, if we were to propose contained areas for the separate activities, would UU have aby objection for discharging run-off from the area used to de-ice vehicles into the combined sewer network or would there be any necessary pollution protection required?

Kind Regards,
Chloé

Chloé Grimsley Principal Engineer
Curtins
T. 0161 236 2394 | chloe.grimsley@curtins.com

From: Chloé Grimsley
Sent: 05 July 2018 16:00
To: 'Harrison, William' <William.Harrison1@uuplc.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Thanks Will

Chloé Grimsley Principal Engineer
Curtins
T. 0161 236 2394 | chloe.grimsley@curtins.com

From: Harrison, William [mailto:William.Harrison1@uuplc.co.uk]
Sent: 05 July 2018 15:45
To: Chloé Grimsley <Chloe.Grimsley@curtins.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Afternoon Chloé,

It's subject to standard Building Regs Part H so 3m from the centreline of the sewer,

Kind Regards,

Will Harrison BSc (Hons)
Assistant Developer Engineer
Developer Services & Planning
Network Delivery
United Utilities

T : 01925 679319
E : Wastewaterdeveloperservices@uuplc.co.uk

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United Utilities Water Ltd. - Developer Services and Planning
Warrington North Wastewater Treatment Works
Barnard Street Off Old Liverpool Road
Gatewarth Industrial Estate
Warrington
WA5 1DS

From: Chloé Grimsley [mailto:Chloe.Grimsley@curtins.com]
Sent: 05 July 2018 15:33
To: Harrison, William <William.Harrison1@uuplc.co.uk>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: RE: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Hi Will,

Thanks for your response.

Please could you confirm easements on the existing public sewer circled on the image below. The sewer encroaches into the site.

Kind Regards,
Chloé

Chloé Grimsley Principal Engineer
Curtins
T. 0161 236 2394 | chloe.grimsley@curtins.com

From: Harrison, William [mailto:William.Harrison1@uuplc.co.uk]
Sent: 05 July 2018 10:54
To: Chloé Grimsley <Chloe.Grimsley@curtins.com>
Cc: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: PDE UU Ref: 4200021415 Hammerstone Road Depot, Gorton, Manchester

Good Morning Chloé,

We have carried out an assessment of your application which is based on the information provided; this pre development advice will be valid for 12 months,

Foul water can be discharged to the existing foul water/combined water sewerage network within Hammerstone Road/Gorton Road at a point convenient to yourself and at an unrestricted rate.

Surface water from this site should drain to either soak away or directly to watercourse. Discharge rates and consents must be discussed and agreed with all interested parties.

Sewer records indicate no report incidents of sewer flooding in the immediate area.

Although we may discuss and agree discharge points & rates in principle, please be aware that you will have to apply for a formal sewer connection. This is so that we can assess the method of construction, Health & Safety requirements and to ultimately inspect the connection when it is made. Details of the application process and the form itself can be obtained from our website by following the link below

http://www.unitedutilities.com/connecting-public-sewer.aspx

Please be aware that on site drainage must be designed in accordance with Building Regulations, National Planning Policy, and local flood authority guidelines, we would recommend that you speak and make suitable agreements with the relevant statutory bodies.

Please note, if you intend to put forward your wastewater assets for adoption by United Utilities, the proposed detail design will be subject to a technical appraisal by an Adoption Engineer as we need to be sure that the proposals meets the requirements of Sewers for adoption and United Utilities Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, further to this enquiry should you wish to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Kind Regards,

Will Harrison BSc (Hons)
Assistant Developer Engineer
Developer Services & Planning
Operational Services
United Utilities

T : 01925 679319
E : Wastewaterdeveloperservices@uuplc.co.uk

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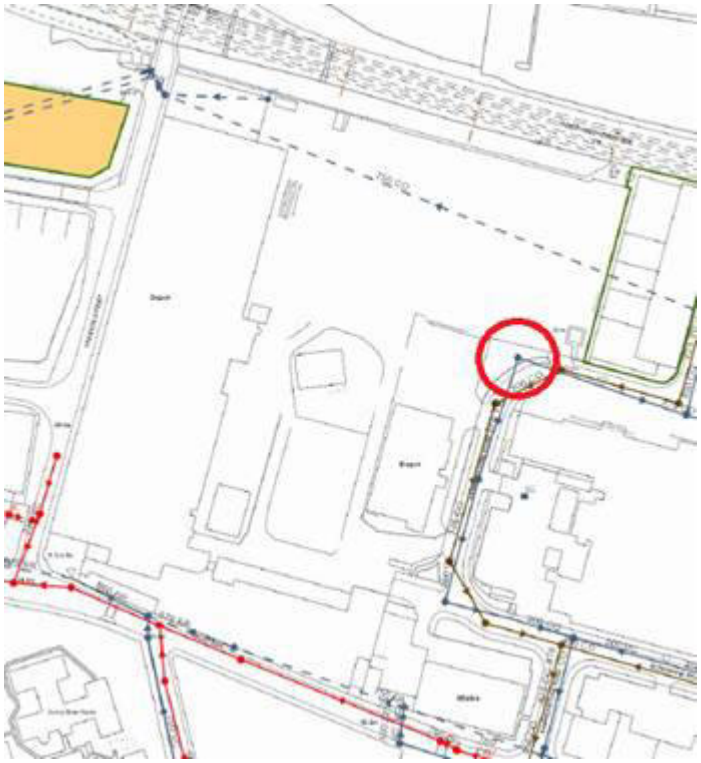
From: Chloé Grimsley [mailto:Chloe.Grimsley@curtins.com]
Sent: 21 June 2018 08:13
To: Wastewater Developer Services <WastewaterDeveloperServices@uuplc.co.uk>
Subject: Hammerstone Road Depot
Importance: High

Good Morning Sir/Madam,

We are currently preparing a Drainage Strategy for the redevelopment works at Manchester City Council Hammerstone Road Depot. Please find attached the Pre-Development Enquiry form for the above development site.

We anticipate that the proposed drainage will utilise existing outfalls where suitable, however where new drainage is required, or where existing outfalls are unsuitable we may require new outfall connections.
There is an existing watercourse within the site, therefore where levels permit, any new surface water drainage would be proposed to outfall into this. Where new drainage connections are required for the foul, we would look to connect to the surrounding foul public sewer network.

Please could you confirm potential to discharge, any limitations, any historic flood data for the site, as well as any sewer easement requirements for the 225/375 surface water sewer which encroaches into the site as circled below.



Kind Regards,
Chloé

Chloé Grimsley
Principal Engineer
T. 0161 236 2394
chloe.grimsley@curtins.com

Merchant Exchange
17-19 Whitworth Street West
Manchester M1 5WG

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S106 Part 1 'Application to connect to a public sewer' Approval Notice

United Utilities Reference Number:					**EC5754**	
Applicant details						
Applicant name	**Andy Losty**					
Applicant address *(including postcode)*	**Curtins Consulting** **Merchant Exchange** **17-19 Whitworth Street West** **Manchester** **M1 5WG**					
Applicant email	**andy.losty@curtins.com**					
Site details: The site / property which is proposed for connection to the public sewer						
Site address *(including postcode)*	**Hammerstone Road Depot** **Manchester** **M18 8EQ**					

APPROVED

Your application for connection to the public sewer has been approved, to be made via a new connection:

To a private drain	☒	You may appoint your contractor and advise your appointed building control body (who should inspect the work). United Utilities should be advised when this work is complete.
Direct to the public sewer	☐	**Further action required** You may now appoint an appropriately qualified contractor. Your appointed contractor is responsible for obtaining authorisation to work on a public sewer. (The S106 Part 2 application form **'Request for permission to work on a public sewer'** is available on our website; unitedutilities.com).

Mode of connection approved	**Other - please see comments box**					
Sewer connection type	Foul	☐	Surface water	☐	Combined	☒

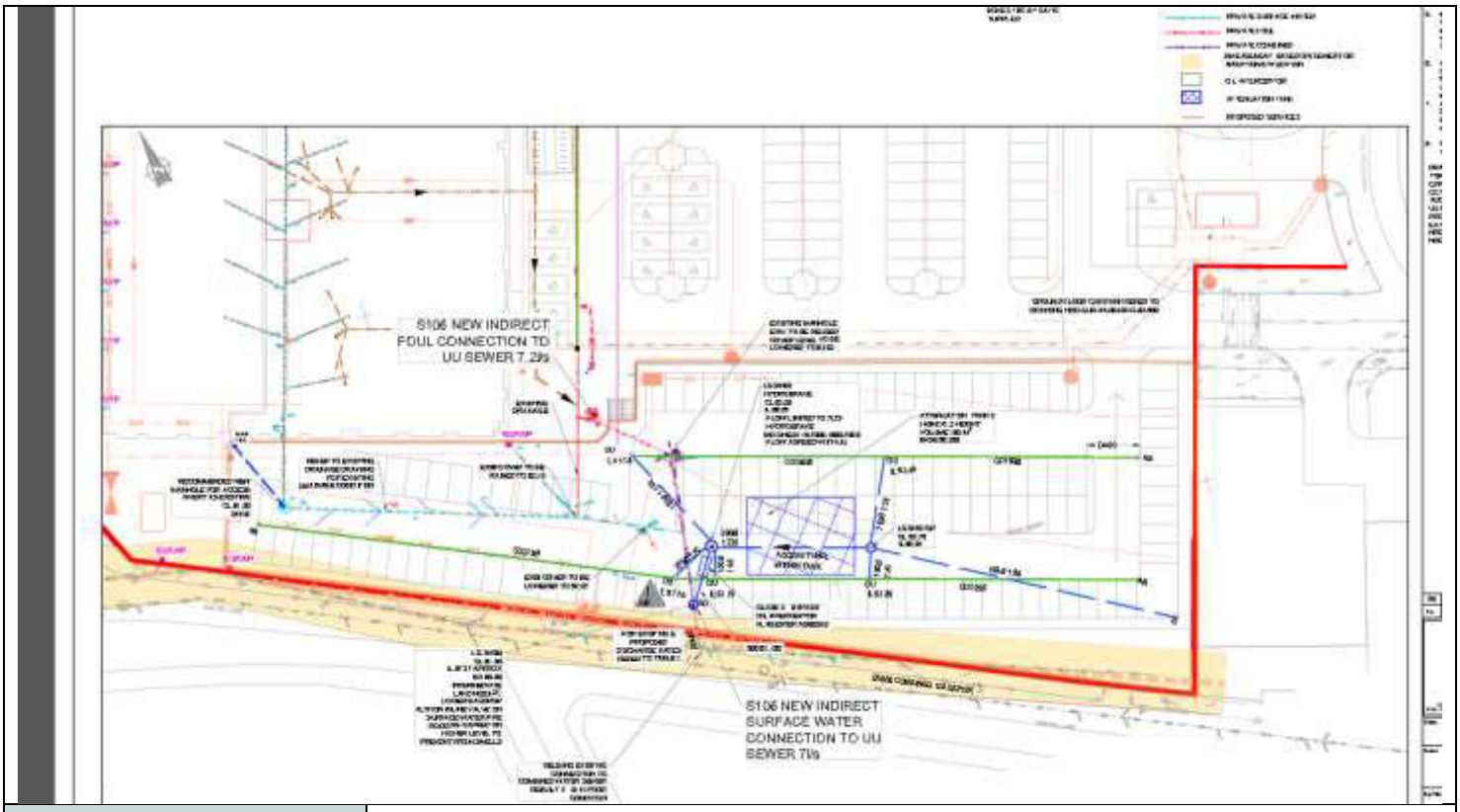
This approval is valid for 12 months from the date below.
This approval does not grant access to third party land, permission should be sought if required between applicant and land owner
If the new connection renders access unsafe or is otherwise detrimental to the manhole or sewer, a new/upgraded manhole will be requested.

Comments

Approval for the 150mm foul connection and the 300mm surface water connection via the utilisation of an existing private drain which communicates to the 900mm combined sewer in Gorton Lane
attenuation indicated with a flow control on the surface water restricted to 7l/s (agreed by Graham Perry under reference number 4200021415)

For low-lying sites, (where the ground level of the site or the level of a basement is below the ground level at the point where the drainage connects to the public sewer), care should be taken to ensure that the property is not at increased risk of flooding. If these circumstances exist it could affect the detailed design of your site and result in the need to incorporate appropriate mitigating measures in your drainage scheme.

Please note, if you are proposing to connect to an existing, unchartered drain or sewer then it is the developer's responsibility to confirm that it communicates with the Public Sewer.
Connections may be made to private lateral drains or to existing neighbouring drain. A part 1 approval does not give permission to access third party land. The applicant must seek permission from the relevant land owner.



Developer Services Inspector	**Lynne Berry**
Contact number	**07881 034558**
Date	**06/05/2022**

Good Afternoon,

Thank you for your email to request an extension on your Approval Notice, for the above site that was issued on 06/05/2023.

I can confirm we have grated the extension and the Approval Notice will now be valid until 06/10/2023.

Please keep this email for your records.

Kind regards,

Lois Williams
Developer Services Assistant
Developer Services & Metering
Customer Services
unitedutilities.com
Tel: 0345 072 6067 Option 2 for Wastewater Services)
Direct Tel:

If you feel you have received a good service from myself, please can you take two minutes to fill in the survey below. This will be much appreciated

Visit: *https://unitedutilities.thewowawards.co.uk/nominate*

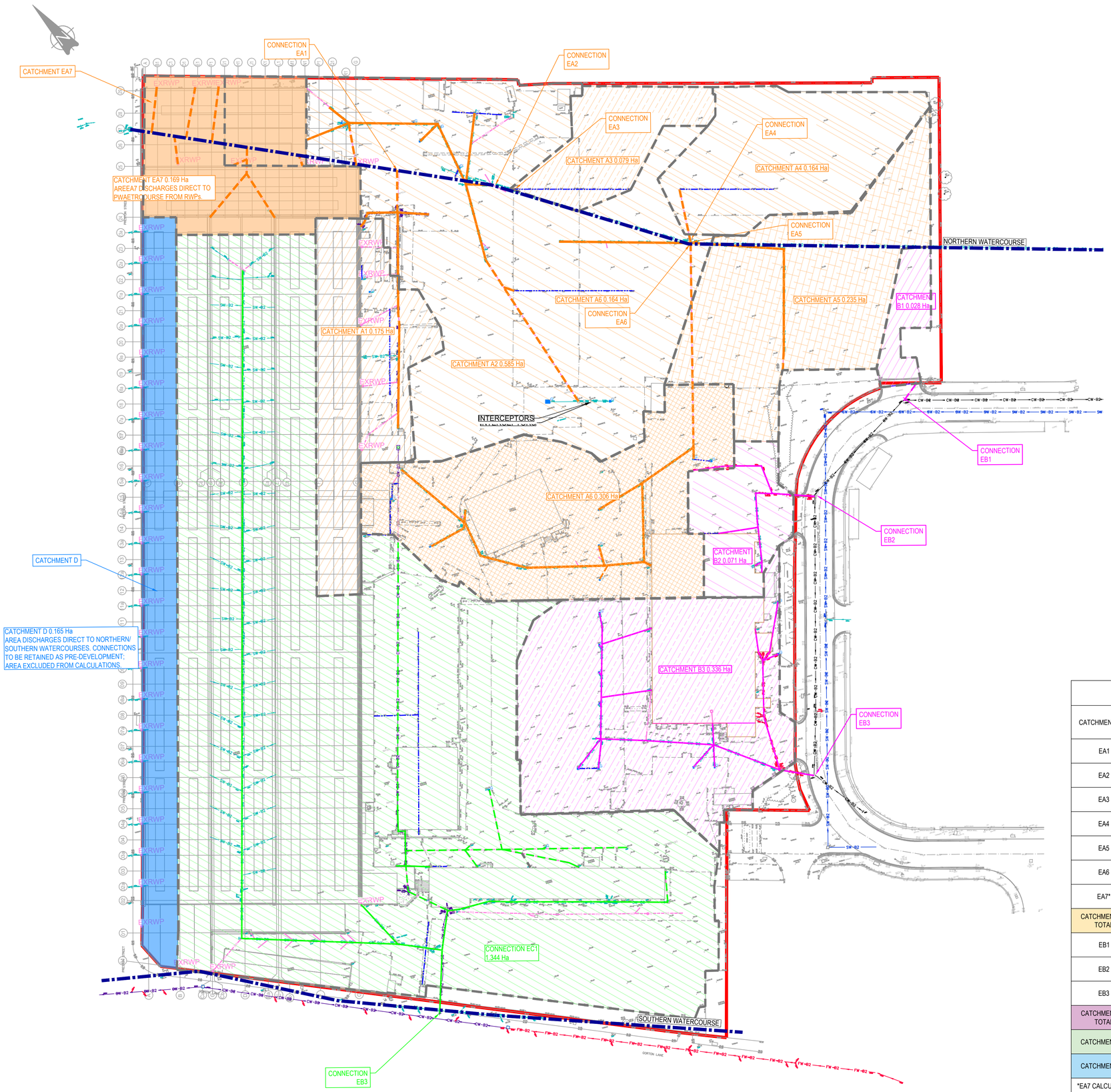
Appendix F

Existing Catchment Plan

Proposed Catchment Plan

Proposed Drainage Strategy Ground Floor

Proposed Drainage Startegy Lower ground



DRAWING BASED ON:

- TOPOGRAPHICAL SURVEY BY SEP S15724-T
- GPR SURVEY BY SEP S17480-U DEC 2018 JUNE 2018
- CCTV SURVEY BY SEP DRAINAGE SURVEYS LTD DEC 2018, AUG 2020 & SEP 2021
- UU RECORDS UUPS-ORD-76950

KEY:

- PROPOSED SITE BOUNDARY BASED ON 18021-FRA-ZZ-XX-DR-A-1003-P1
- INDICATIVE LOCATION OF CULVERTED WATERCOURSE

CATCHMENT A

- EXISTING DRAINAGE ROUTE (SURVEYED)
- EXISTING DRAINAGE ROUTE (ASSUMED)
- CATCHMENT AREA A1
- CATCHMENT AREA A2
- CATCHMENT AREA A3
- CATCHMENT AREA A4
- CATCHMENT AREA A5
- CATCHMENT AREA A6
- CATCHMENT AREA EA7

CATCHMENT B

- EXISTING DRAINAGE ROUTE (SURVEYED)
- EXISTING DRAINAGE ROUTE (ASSUMED)
- CATCHMENT AREA B1
- CATCHMENT AREA B2
- CATCHMENT AREA B3

CONNECTION EC

- EXISTING DRAINAGE ROUTE (SURVEYED)
- EXISTING DRAINAGE ROUTE (ASSUMED)
- CATCHMENT AREA C

CATCHMENT D

- CATCHMENT AREA D
- EXISTING LINEAR DRAIN
- EXISTING GULLY

TABLE 1: PREDEVELOPMENT FLOW RATES: BASED ON FLOW MODELLING SOFTWARE

CATCHMENT REF	AREA (Ha)	FLOW RATE - 1:1 YEAR STORM EVENT	FLOW RATE - 1:30 YEAR STORM EVENT	FLOW RATE - 1:100 YEAR STORM EVENT
EA1	0.175	20.2	49.5	63.7
EA2	0.585	20.8	26.2	27.2
EA3	0.067	8.0	19.5	25.1
EA4	0.164	19.1	39.7	42.3
EA5	0.235	17.8	34.9	35.4
EA6	0.306	25.6	35.9	38.8
EA7*	0.169	7.0	16.9	22.2
CATCHMENT EA TOTAL	1.701	118.5	192.6	254.7
EB1	0.028	3.3	8.1	10.4
EB2	0.071	8.1	20.3	25.4
EB3	0.336	38.3	83.4	100.0
CATCHMENT EB TOTAL	0.435	49.7	111.8	135.8
CATCHMENT EC	1.344	112.2	219.6	263.3
CATCHMENT ED	0.165	EXCLUDED FROM CALCULATIONS: EXISTING RWPs CONNECT DIRECT TO WATERCOURSES, & ARE TO BE RETAINED.		

*EA7 CALCULATED USING MODIFIED RATIONAL METHOD AS RWP CONNECTIONS ARE ASSUMED TO CONNECT DIRECT TO WATERCOURSE

GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.

Rev:	Description:	Date:	By:	Chkd:
P02	UPDATED DRAINAGE	07.07.23	ATL	MW
P01	ISSUED FOR COMMENTS	16.06.23	KS	MW

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Status: PRELIMINARY

Project: HAMMERSTONE ROAD

Drg Title: EXISTING CATCHMENT PLAN

Project No:	Size:	Date:	Drawn By:	Designed By:	Checked By:
068065	A1	02.06.23	KS	ATL	MW
	Scale: 1:500				

Project Code: Originator: Zone: Level: Type: Discipline: Category / Number: Rev:

HDR - CUR - XX - 00 - DR - C - 92-621 - P02

\\mafs02\Projects\068001 - 069000\068065 - Hammerstone Road Depot\0MS-1 Production\B Models & Drawings_Civil-C\CAD\new planning application\