

Drainage Planning Conditions

Subject: T1 – Vita Tower, Water Street, Manchester

Reference: 061559/SJQ T1 – Rev V02

Date: 26.10.23

The Planning Permission Ref: 125655/FO/2019

Condition 24

The development hereby approved shall not be occupied unless and until surface water management has been implemented in accordance with the Flood Risk and Drainage Summary, Curtin's, 22nd October 2019 (061559-CUR-00 XX-RPC-92001-V03) and an assessment of overland flow routes to include inlets, finished floor levels, ground levels and entrances of the buildings is submitted and approved in writing by the Local Planning Authority.

The recommended finished floor levels for T1 Union is 26.900m AoD, proposals confirm that finished floor levels at Ground Floor Level are at 26.900m AoD, with all basement areas protected up to 26.900m AoD – Accessed via ground floor only.

Proposed levels fall away from the proposed building.

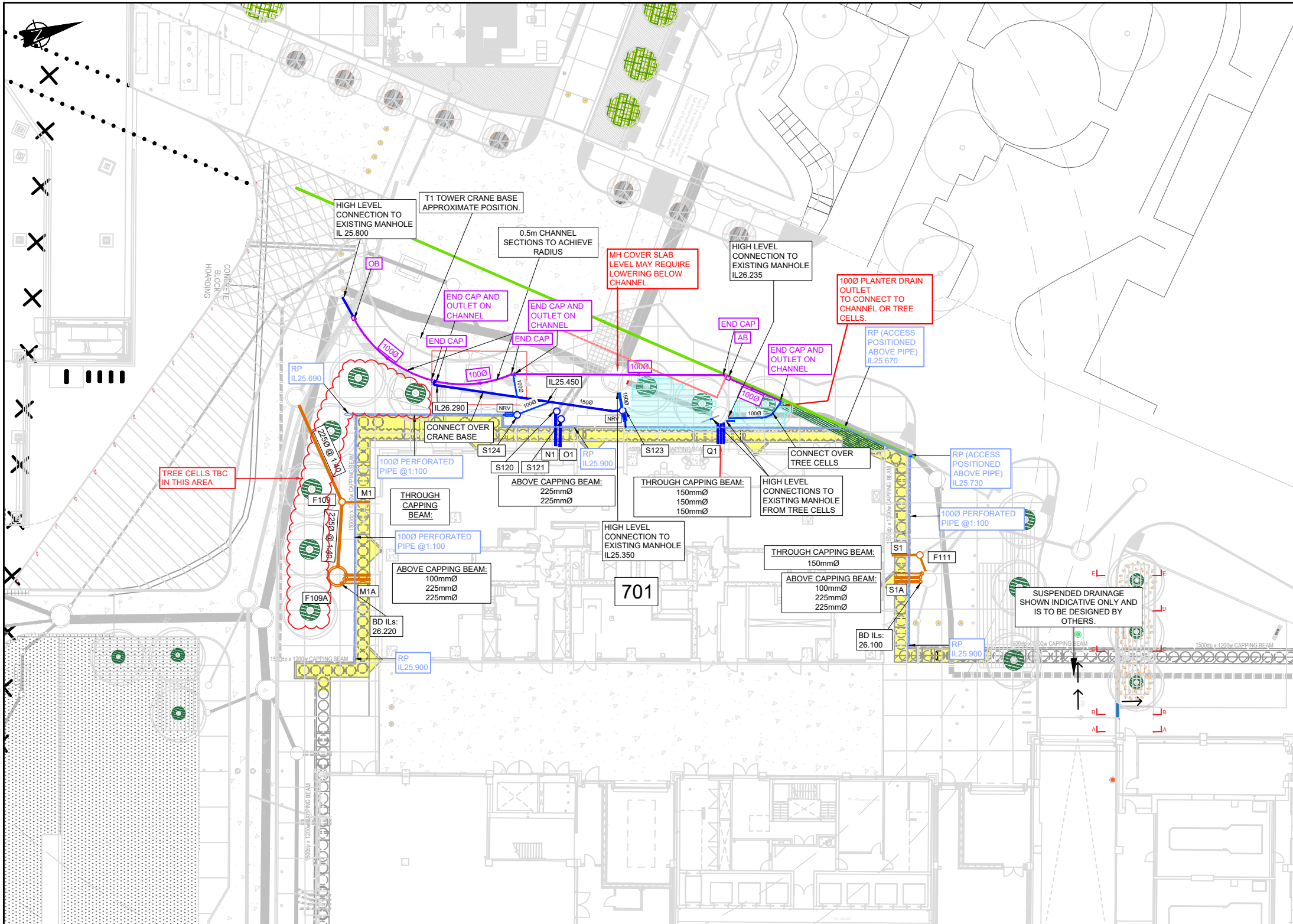
The foul drainage connects to the wider masterplan drainage system, which connects to the public sewers in Water Street. The connections to the public sewer are approved under Section 106 Agreements with United Utilities.

The surface water drainage connects to the wider masterplan drainage system, which connects to canal basin north of Water Street. The connection to the Canal Basin is approved under Land Drainage Consent with Manchester Lead Local Flood Authority.

The proposals are therefore in accordance with the approved Flood Risk and Drainage Summary referenced 061559-CUR-00-XX-RP-C-92001 Rev V03.

Please find enclosed the following information:

- Drainage Layout referenced: SJQ-701-CUR-07-XX-DR-C-92500 Rev C05.
- Overland Flows Plan referenced: SJQ-701-CUR-07-XX-DR-C-92001 Rev P01.
- Landscape Architects Proposed Levels: T1-EXA-G710-PL-GRD-300 Rev T1.



KEY:

DEVELOPMENT BOUNDARY TBC
EXISTING HIGHWAY BOUNDARY TBC

PROPOSED SURFACE WATER MASTERPLAN DRAINAGE.

PROPOSED FOUL WATER MASTERPLAN DRAINAGE.

PROPOSED SURFACE WATER DRAINAGE.

PROPOSED FOUL WATER DRAINAGE.

PROPOSED FOUL MANHOLE.

PROPOSED LINEAR DRAINAGE. TYPE TO BE AGREED. GATIC CASTSLOT TREADSAFE O.S.A.

PROPOSED ACCESS BOX. GATIC O.S.A.

PROPOSED OUTLET BOX. GATIC O.S.A.

PROPOSED END CAP

SUSPENDED DRAINAGE SHOWN INDICATIVE. TO BE DESIGNED BY OTHERS.

PROPOSED SURFACE WATER PPIC

PROPOSED FOUL WATER PPIC

1000 PERFORATED PIPE LAND DRAIN

RODDING POINT

NON-RETURN VALVE ALTHON STOP SILENT O.S.A. (NRV TO BE POSITIONED ON SECTION OF UNPERFORATED PIPE)

SURVEYED EXTENT OF BRIDGE SLAB

ASSUMED EXTENT OF BRIDGE SLAB

TREE CELL EXTENT - BY OTHERS

- CONTIGUOUS WALL LOCATION SHOWN INDICATIVE ONLY AND IS TO BE CONFIRMED BY OTHERS.
- DRAINAGE RUNS SHOWN GREY ARE TO BE INSTALLED AS PART OF A SEPARATE CONTRACT. ONLY DRAINAGE SHOWN IN COLOUR IS TO FORM PART OF T1 SCHEME.
- SUSPENDED DRAINAGE TO BE DESIGNED BY OTHERS. ALLOWANCE TO BE MADE FOR CONNECTING PROPOSED UNDERGROUND DRAINAGE WHERE SHOWN.
- ILs THROUGH THE CAPPING BEAM HAVE BEEN TAKEN FROM THE INSIDE FACE OF THE CAPPING BEAM.
- ILs ABOVE THE CAPPING BEAM HAVE BEEN TAKEN FROM THE OUTSIDE FACE OF THE BASEMENT.
- SW AND FW EGRESS LOCATIONS THROUGH AND ABOVE CAPPING BEAM ARE BASED ON:
SJQ-701-CWC-B01-XX-DR-M-52001-P1 &
SJQ-701-CWC-L00-XX-DR-M-52001-P1
- ALL DRAINAGE WITHIN TRAFFICKED AREAS TO HAVE A LOADING CLASS OF D400 OR GREATER.
- EXTERNAL LEVELS TO FALL AWAY FROM BUILDINGS.
- ALL BUILDING LEVELS AND ACCESS TO BASEMENT CAR PARK TO ACHIEVE MINIMUM LEVELS OF 26.9m AOD IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE FLOOD RISK ASSESSMENT.
- THRESHOLD DRAINAGE HAS NOT BEEN SHOWN AS LEVELS ARE TO FALL AWAY FROM BUILDINGS HOWEVER SHOULD THIS BE A REQUIREMENT IT SHOULD BE CONFIRMED
- SLOT DRAIN SIZES TO BE CONFIRMED BY GATIC

GENERAL NOTES:

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3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

4. FOR DRAINAGE NOTES, REFER TO DRAWING SJQ-701-CUR-07-XX-DR-X-92501

DRAWING BASED ON

- LANDSCAPE ARCHITECT LAYOUT - T1-EXA-G710-PL-GRD-100_C05
- LEVELS - T1-EXA-G710-PL-GRD-300

FOR MASTERPLAN DRAINAGE REFER TO DRAWINGS:
SJQ-099-CUR-XX-XX-DR-C-92560 DRAINAGE LAYOUT
SJQ-099-CUR-XX-XX-DR-C-92560 DRAINAGE DETAILS 1
SJQ-099-CUR-XX-XX-DR-C-92561 DRAINAGE DETAILS 2
SJQ-099-CUR-XX-XX-DR-C-92562 DRAINAGE DETAILS 3
SJQ-099-CUR-XX-XX-DR-C-92563 MANHOLE SCHEDULE

REFER TO THE ABOVE LAYOUT FOR REFERENCE LOCATIONS

PROPOSED INVERT LEVEL TO PASS THROUGH BASEMENT WALL					
REF	IL (mAOD)	USE	U/S DIA (mm)	D/S DIA (mm)	D/S CHAMBER
M1	24.875	FOUL	1 x 150	225	F109
Q1	24.950	SURFACE	3 X 150	450	S11
S1	24.875	FOUL	1 x 150	150	F111

PROPOSED INVERT LEVEL TO PASS ABOVE CAPPING BEAM					
REF	IL (mAOD)	USE	U/S DIA (mm)	D/S DIA (mm)	D/S CHAMBER
N1	26.250	SURFACE	225	225	S120
O1	26.250	SURFACE	225	225	S121
S1A	26.250	FOUL	2 X 225, 1 X 100	225	F111A
M1A	26.250	FOUL	2 X 225, 1 X 100	225	F109A

REFER TO THE ABOVE LAYOUT FOR REFERENCE LOCATIONS

PROPOSED SURFACE WATER MANHOLE SCHEDULE - REFER TO SFA 7TH EDITION											
MH REF	EASTING	NORTHING	CL (mAOD)	IL (mAOD)	DEPTH TO SOFFIT	DS PIPE DIA (mm)	MH DIA (mm)	MH TYPE	COVER SIZE (mm)	COVER CLASS	COMMENTS
S120	383049.594	398031.773	26.87	26.100	0.545	225	600	PPIC	600 X 600	D400	CATCHPIT TYPE.
S121	383050.361	398031.965	26.88	26.100	0.555	225	600	PPIC	600 X 600	D400	CATCHPIT TYPE.
S122								OMITTED			
S123	383051.195	398037.461	26.89	25.375	1.365	100	600	PPIC	600 X 600	D400	CATCHPIT TYPE. NON ENTRY. 350 DIA REDUCER CAP REQUIRED.
S124	383048.885	398028.280	26.85	25.550	1.200	100	600	PPIC	600 X 600	D400	CATCHPIT TYPE. NON ENTRY. 350 DIA REDUCER CAP REQUIRED.
S125								OMITTED			

PROPOSED FOUL WATER MANHOLE SCHEDULE - REFER TO SFA 7TH EDITION											
MH REF	EASTING	NORTHING	CL (mAOD)	IL (mAOD)	DEPTH TO SOFFIT	DS PIPE DIA (mm)	MH DIA (mm)	MH TYPE	COVER SIZE (mm)	COVER CLASS	COMMENTS
F109	383051.927	398011.019	26.816	24.700	1.975	225	600	PPIC	600 X 600	D400	NON ENTRY. 350 DIA REDUCER CAP REQUIRED.
F109A	383058.195	398008.721	26.817	24.867	1.808	225	1500	TYPE 2	600 X 600	D400	3 X BD IL 26.220
F111	383071.147	398059.371	26.797	24.725	2.025	150	600	PPIC	600 X 600	D400	NON ENTRY. 350 DIA REDUCER CAP REQUIRED.

C05	UPDATED TO LATEST LANDSCAPE GA AND LEVELS	06.10.23	CG	CG
C04	DRAFT - WIP NOT FINAL	04.10.23	CG	CG
C03	UPDATED FOR COMMENT ONLY	08.09.23	CG	CG
C02	CONSTRUCTION ISSUE	18.07.23	KS	CG
C01	CONSTRUCTION ISSUE FOR DRAINAGE THROUGH CAPPING BEAM AND WITHIN VOID ONLY.	05.03.20	AH	CD
P04	STAGE 4 ISSUE	12.12.19	AH	CD
P03	STAGE 4 DRAFT UPDATE	29.11.19	AH	CD
P02	STAGE 4 DRAFT	05.07.19	CD	CG
P01	FIRST ISSUE	12.02.19	CD	CG

Rev:	Description:	Date:	By:	Chkd:
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Status: **CONSTRUCTION**

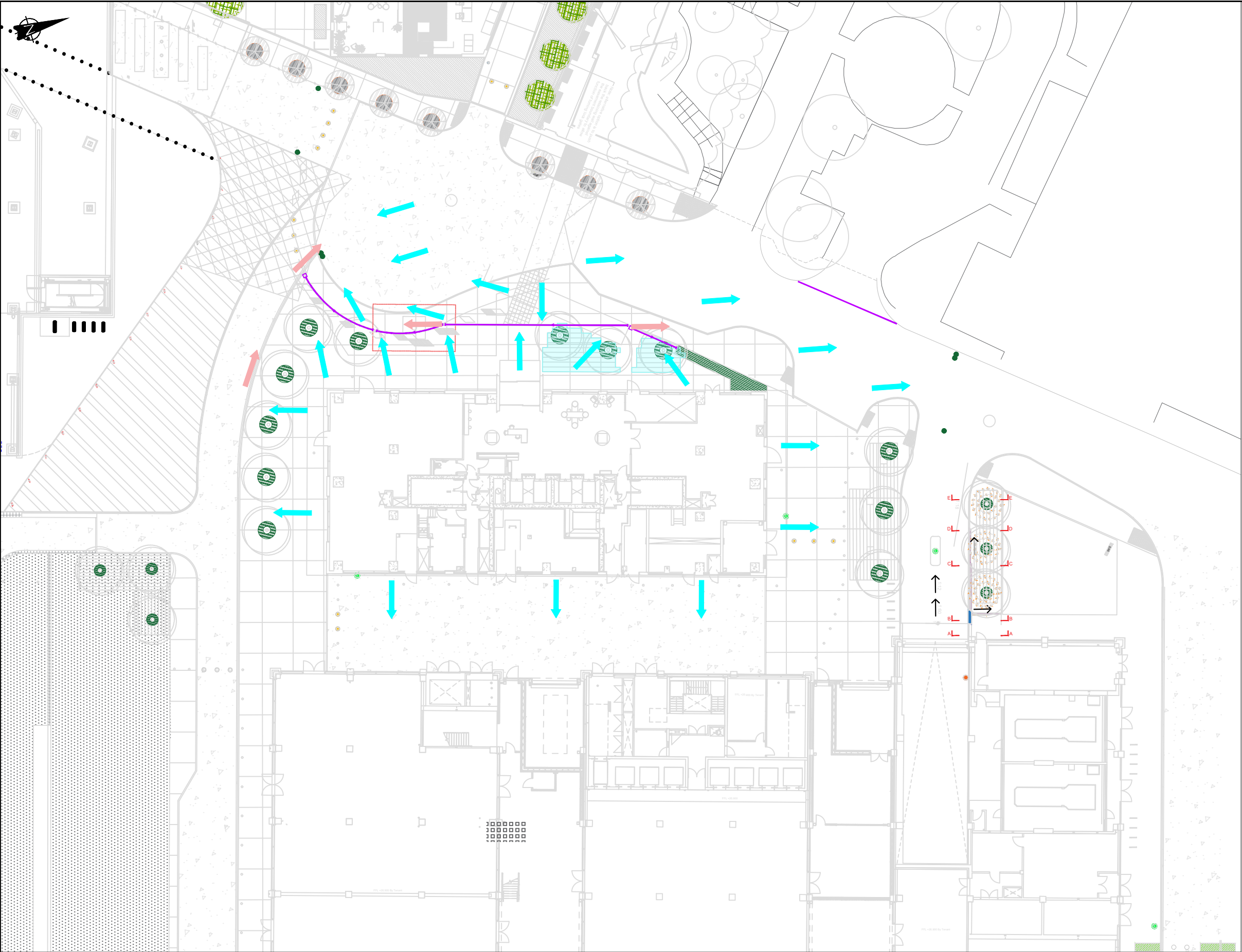
Project: **VITA T1**

Orig Title: **PROPOSED DRAINAGE LAYOUT**

Size:	Date:	Drawn By:	Designed By:	Checked By:
A1	08.02.19	CD	CD	CG

Scale: 1:200

Project No:	Originator:	Zone:	Level:	Type:	Discipline:	Category / Number:	Rev:
SJQ- 701 - CUR- 07	- XX - DR - C	- 92500	- C05				



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KEY

- DEVELOPMENT BOUNDARY TBC
- INDICATES THE FLOW ROUTE BASED ON FULL INLET CAPACITY OF COMPONENTS .
i.e FALLS AT SURFACE
- INDICATES THE GENERAL GROUND LEVEL FALLS TO THE DRAINAGE SYSTEM
- GULLY LOCATIONS
- CHANNEL LOCATIONS

P01	ISSUED FOR PCD	11.10.23	CG	CG
Rev:	Description:	Date:	By:	Chkd:



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Status:	FOR INFORMATION
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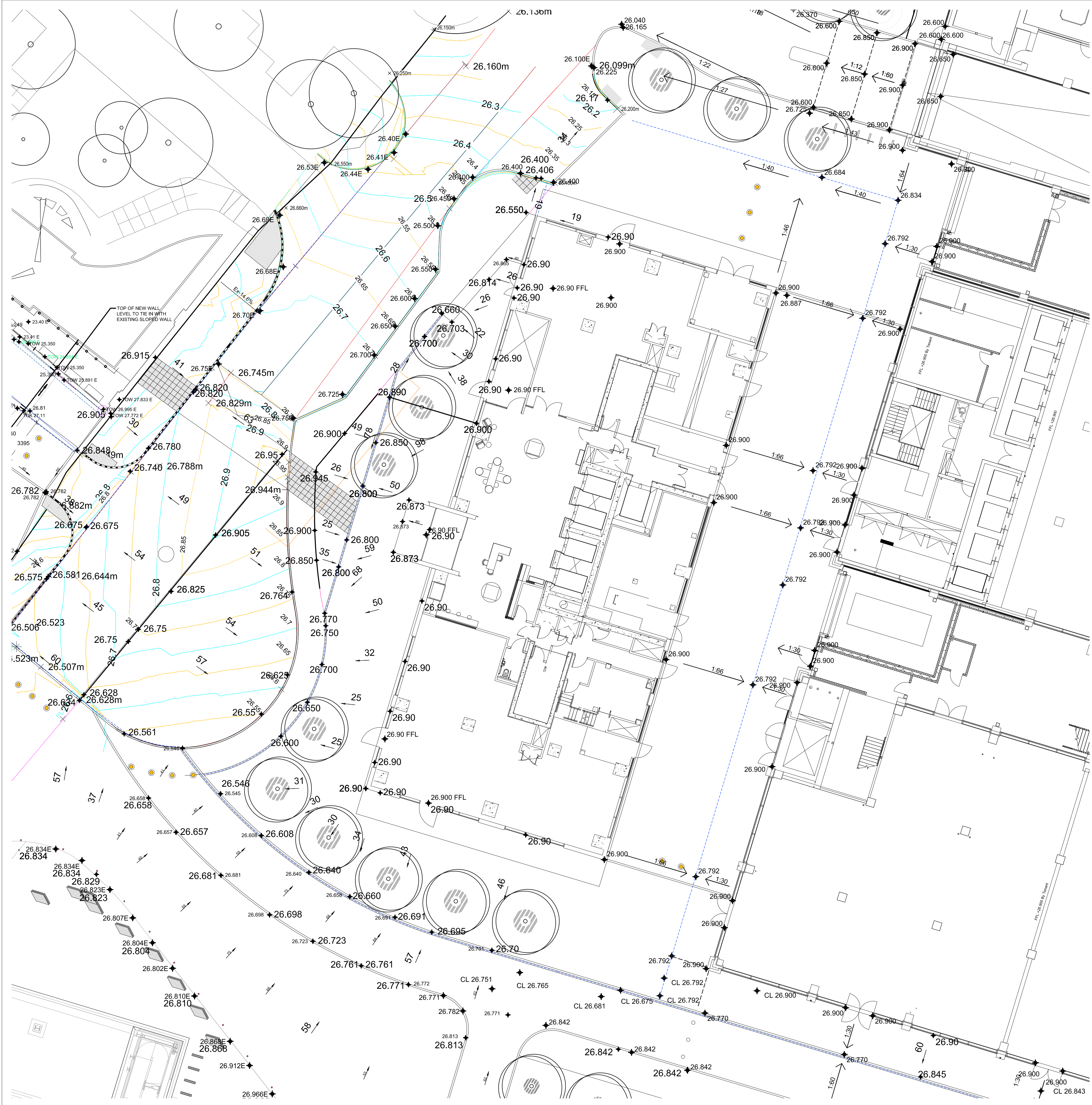
Project:	VITA T1
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Orig Title:	OVERLAND FLOWS LAYOUT
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Size:	Date:	Drawn By:	Designed By:	Checked By:			
A1	08.02.19	CD	CD	CG			
Scale: 1:200							
Project No:	Originator:	Zone:	Level:	Type:	Discipline:	Category / Number:	Rev:

SJQ- 701 -CUR- 07 - XX - DR - C - 92001 - P01

P:\2018\1682 ST JOHNS\01 CAD\02 SHEET LAYOUT\2279 T1 NOVATION\T1-EXA-G710-PL-GRD-300 T1 PUBLIC REALM LEVELS PLAN.DWG



LEVELS

- EXISTING
- EXISTING DOORWAY
- EXISTING COVER
- PROPOSED
- FALL
- DRAINAGE CHANNEL

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Client
VITA

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C04	LEVELS AND DRAINAGE	06.10.2023
C03	COORDINATION	05.10.2023
C02	CURTINS COORDINATION	01.06.2023
C01	INITIAL ISSUE	04.05.2023
Rev	Description	Date

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Project title
ST JOHNS T1 PUBLIC REALM

Drawing title
T1 PUBLIC REALM LEVELS PLAN

Issued By	Manchester	T: 0161 850 8101
Scale	1:150 @ A1	Drawn EXA
Status	STAGE 5	Checked SPL
Date	04.05.2023	Approved JM
Drawing number	T1-EXA-G710-PL-GRD-300	Revision
		C04