RIDGE | MULTIDISCIPLINE PROPERTY AND CONSTRUCTION CONSULTANTS

Technical Note – NHD Newton Heath Depot - Drainage

Project Number: 5023028
Project Name: NHD – Newton Heath Depot
Report Date: 20.10.2023
Prepared by: John Speers

1.0 Existing Drainage

The below extract is from the Nolan Associates drawing 2022-186-100-P1 – Portacabin Drainage, which is associated with the previous planning application. As can be seen, there are existing drainage networks associated with the adjacent maintenance facility to the west and a United Utilities combined water sewer located to the east, within St Mary's Road.

The existing surface water drainage within the maintenance facility area to the west of the site is conveyed to the south-west of the maintenance facility but current information does not indicate where this discharges too or if it is restricted.

The existing foul water drainage from the maintenance facility area is conveyed to the north of the maintenance facility site, where it is pumped to the west of the proposed site and finally discharges via gravity into the United Utilities combined water sewer to the east of the site on St Mary's Road.

The major issue to highlight here is that the existing foul drainage outfall from the maintenance facility area discharges under the proposed site and runs below the proposed building area. As such, this existing outfall and any required easements, needs to be considered during the design and construction of the proposed building.

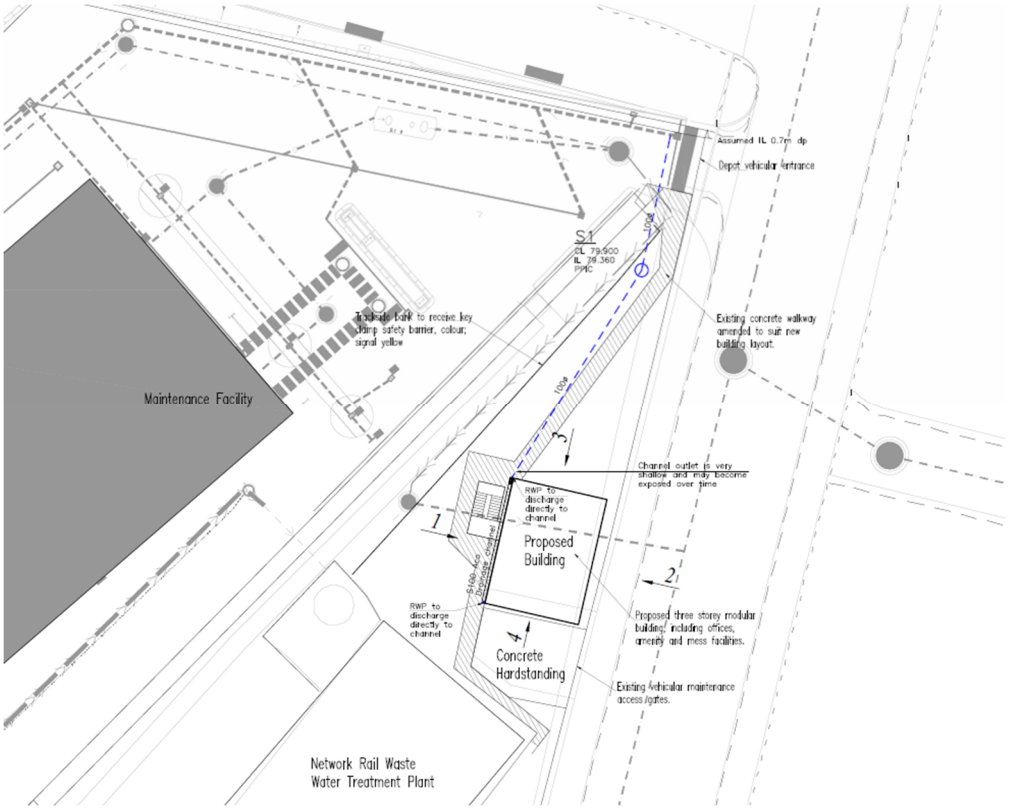


Figure 1 from Nolan Associates drawing 2022-186-100-P1 – Portacabin Drainage

2.0 Proposed Drainage

As can be seen from the below sketch, the proposal for the surface water drainage from the depot site is to collect the surface water from the roof and surrounding hardstanding areas and convey it to the north of the site. The surface water runoff will then discharge into the existing surface water drainage which serves the maintenance facility to the west of the site.

Discussions with the LLFA are required to ensure they do not require the surface water runoff from the site to be restricted and attenuated. Surveys should also be undertaken to identify and confirm the extents and details of the existing drainage within the maintenance facility to the west of the site. The existing surface water drainage should also be reviewed to ensure it has sufficient capacity to cope with the additional runoff from the proposed site.

Due to the existing foul water drain which runs under the proposed building, the foul water drainage proposal is to utilise the existing foul water outfall connection as this will avoid the need to construct a new outfall within St Mary's Road to the east of the site.

Therefore, the proposed foul water drainage is to be collected and conveyed to the west of the proposed building where it will discharge into the existing foul water outfall which runs under the proposed building. There does not seem to be sufficient space to the east of the proposed building, hence the proposal conveying the foul water drainage to the west of the building.

As with the surface water drainage, surveys should also be undertaken to identify and confirm the extents and details of the existing foul water drainage. The existing foul water drainage outfall pipeline should also be reviewed to ensure it has sufficient capacity to cope with the additional runoff from the proposed building. Finally, a Section 106 agreement with United Utilities will be required to confirm their acceptance of the proposed foul water discharge into the public sewer.



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PROPOSED SURFACE WATER DRAINAGE

PROPOSED FOUL WATER DRAINAGE

EXISTING PRIVATE FOUL WATER DRAINAGE

EXISTING UNITED UTILITIES COMBINED WATER SEWER

1 0 1 2 3 4 5
SCALE 1: 100 m

SITE BOUNDARY

Proposed Site Plan
1 : 100

REV	DESCRIPTION	DATE	BY	CHKD
P1	Client issue for review and comment	17/10/2023	IGS	PW

ORIGINATOR:

RIDGE

RIDGE PROJECT No: 5023028

CLIENT:

northern

IN ASSOCIATION WITH:

PROJECT:
NHD - Newton Heath Depot

TITLE:

PROPOSED DRAINAGE SKETCH

DRAWN BY:	MZ	CHECKED BY:	IGS	APPROVED BY:	PW
SCALE:	1 : 100 @ A1	DATE:	10/10/23		

STATUS: S0 DESCRIPTION: SKETCH

DRAWING No:

PROJECT:	ORIGINATOR:	FUNCTION:	SPATIAL:	FORM:	DISCIPLINE:	NUMBER:	REV:
5023028							