

Drainage Strategy

The Rossett,

Palatine Road,

Manchester, M20 3TF

Contents

Introduction

Drainage Hierarchy

Appendix A Drawings

Introduction

The site is currently occupied with a three-storey residential villa to the front and two storey extension block to the rear. The site is located within a developed area of Manchester.

The proposed scheme consists of the replacement of the rear extension block with a new two storey residential block.

The total site area is approximately 0.17 Ha and its location can be found by the following references;

Postcode M20 3TF

Coordinates 384344 , 391967

Grid reference SJ 84344 91967

The site is generally flat with very little sloping across the site.

The purpose of the drainage strategy is to consider how the surface water runoff from the development site will be effectually drained and managed throughout the lifetime of the development.

The site must, in the first instance, consider the use of SUDS in accordance with the National Planning Policy Framework.

SUDS are the provision of a surface water drainage scheme that manages the surface water runoff at source.

The hierarchy of managing surface water at source is:

- Infiltration to ground
- Discharge to a suitable water course
- Discharge to a suitable surface water sewer network
- Discharge to a combined sewer network

The following statements are made in relation to the above stated hierarchy in relation to the proposed scheme.

Drainage Hierarchy

Infiltration to ground

Infiltration to ground is, in the main, provided by the provision of soakaways.

To provide infiltration via soakaways the ground conditions must be suitable to allow infiltration to occur and the ground water table must be at least 1.0m below the base of any soakaways provided.

Soakaways cannot be located within 5m of boundaries, highways or existing / proposed buildings or within influence of ground slopes.

Soakaways, therefore, are not a viable option on this site due to the lack of available space within the 5m offset.

Discharge to a Water Course

An inspection of historic / current maps and the Environment Agency maps reveal that there are no water courses located in the vicinity of the site.

Discharge to surface water network

A review of the existing drainage network within the surroundings of the development site was made and of United Utilities sewer records. The review indicated that there is a surface water sewer within Palatine Road, adjacent to the site.

Correspondence with United Utilities during the pre-development enquiry confirmed that this was their preferred method of surface water discharge. However, as the site has no existing connection to this sewer, a new connection would be costly and require digging through tree root protection zones. A tree constraints plan, attached in Appendix A, shows the extent of trees and root protection zones that line the boundary of the site on all sides. A new connection to the surface water sewer within Palatine Road is therefore unviable.

Discharge to combined sewer

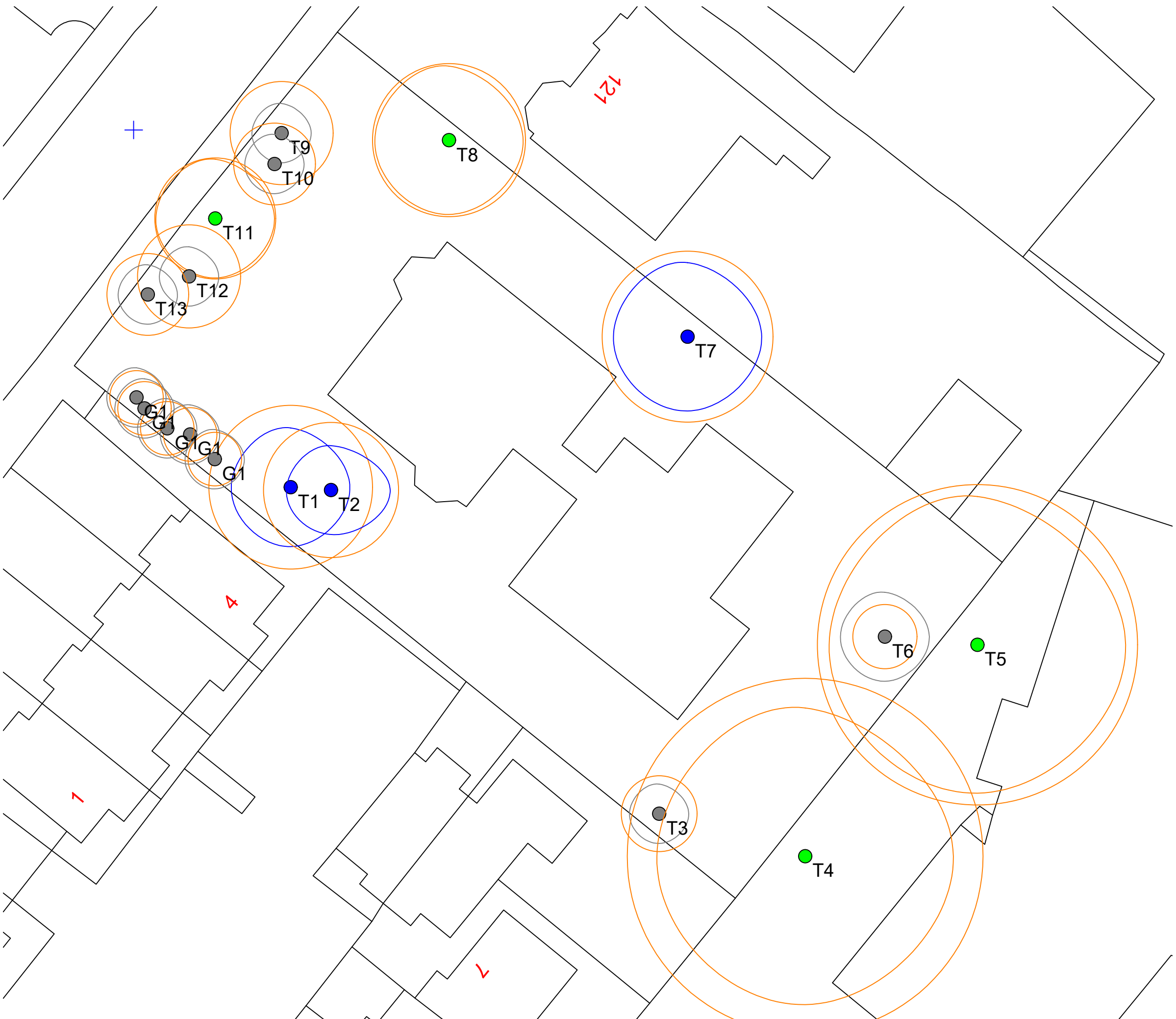
A review of the existing drainage network within the surroundings of the development site was made and of United Utilities sewer records. The review indicated that there is a combined sewer within Palatine Road, adjacent to the site. Further investigations confirmed that all of the drainage from this site currently drains to this sewer. This is therefore the most suitable option for this site.

From the above text, it is clear that the surface water from the site will be discharged to the existing combined sewer network.

Appendix A

Drawings

Tree Constraints Plan



TREE CONSTRAINTS PLAN

Retention value key

 (RETENTION VALUE A)

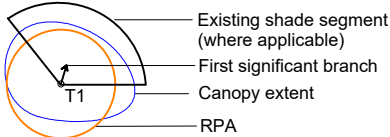
 (RETENTION VALUE C)

 (RETENTION VALUE B)

 Trees to be removed
(RETENTION VALUE U)

Root Protection Areas (RPA)

Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's have been shown as a red polyline.



Client:
Great Places

Project:
Palatine

Detail:
TREE CONSTRAINTS PLAN - Overview

Drawn By: SB Date: 09.07.21 Scale: 1:250@A3

Drg No: TR-01 Revision: V1