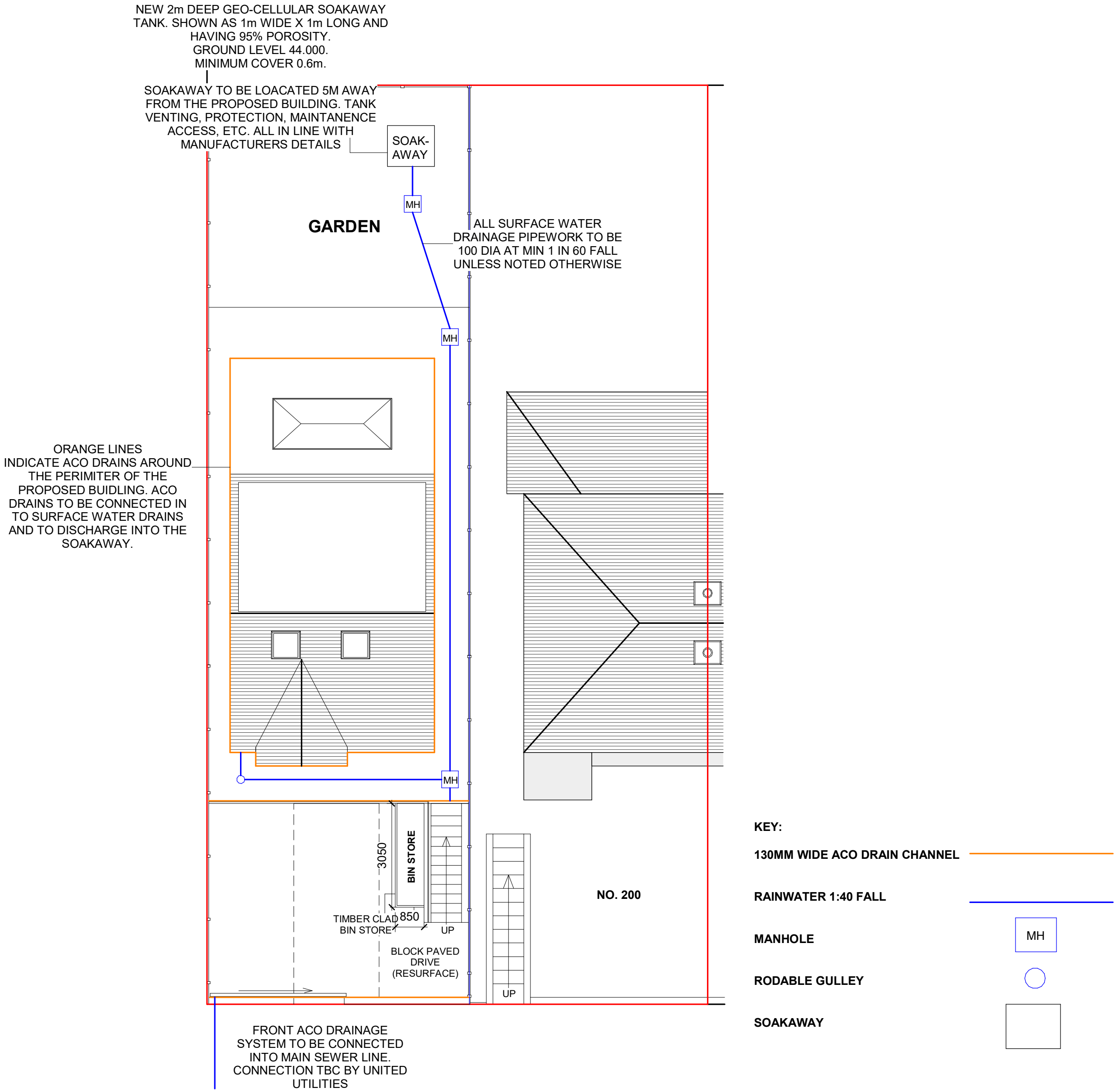


SURFACE WATER DISCHARGE VIA INFILTRATION
FROM THE SITE INVESTIGATION INFORMATION AVAILABLE TO DATE, THE GROUND CONDITIONS AT THE SITE ARE UNDERSTOOD TO BE GRANULAR IN NATURE, AND THEREFORE SUITED TO THE USE OF SOAKAWAY / INFILTRATION TECHNIQUES.
SURFACE WATER DISCHARGE VIA WATERCOURSE
THERE APPEAR TO BE NO EXISTING WATERCOURSES IN THE VICINITY OF THE SITE. ON THIS BASIS AND GIVEN THE ABOVE IT IS CONSIDERED NOT FEASIBLE TO DISCHARGE THE SURFACE WATER RUNOFF FROM THE PROPOSED DEVELOPMENT TO AN EXISTING WATERCOURSE.

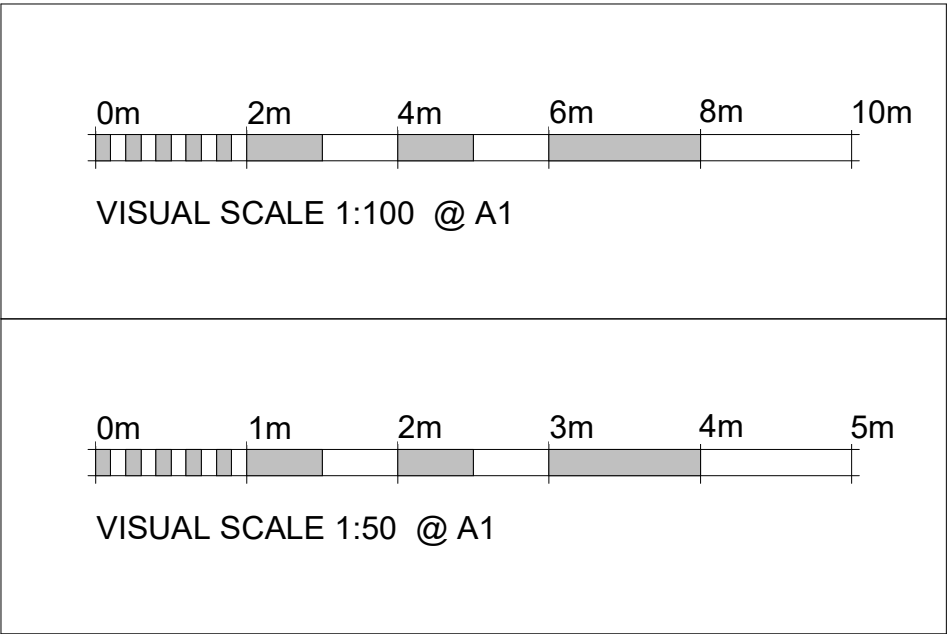
SURFACE DISCHARGE VIA THE PUBLIC SEWERAGE SYSTEM
AS IT APPEARS TO BE FEASIBLE TO DISCHARGE THE SURFACE WATER RUNOFF FROM THE DEVELOPMENT VIA SOAKAWAYS / INFILTRATION, IT IS CONSIDERED THAT THE DEVELOPMENT WILL NOT NEED TO DRAIN TO THE PUBLIC DRAINAGE SYSTEM. HOWEVER SHOULD THIS NOT BE THE CASE, THEN IN LINE WITH THE UU WASTEWATER PREDEVELOPMENT ENQUIRY REF. 4200029375, SURFACE WATER CAN DRAIN TO THE 215mm SURFACE WATER SEWER, IN THE ADJACENT EXISTING PROPERTY (9 HOLLY AVENUE) AT A MAXIMUM PASS FORWARD WLOW OF 5 l/s. IT IS UNDERTSOOD THAT THE DEVELOPER HAS THE APPROPRIATE ACCESS/ DRAINAGE RIGHTS IN PLACE. THE PROPOSED DEVELOPMENT IS TO BE DRAINED VIA SEPARATE FOUL AND SURFACE WATER DRAINAGE SYSTEMS.
THE SURFACE WATER DRAINAGE SYSTEM WILL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:-
• SURCHARGING OF SEWERS FOR THE CRITICAL 1 IN 1 YEAR STORM EVENT.
• NO SURFACE FLOODING FOR THE CRITICAL 1 IN 30 YEAR EVENT.
• NO SURFACE FLOODING THAT MAY AFFECT BUILDINGS ON OR OFF SITE FOR THE CRITICAL 1 IN 100 YEAR EVENT INCLUDING CLIMATE CHANGE ALLOWANCE.
AN ASSUMED INFILTRATION RATE OF 0.036 m/s HAS BEEN USED IN THE ESIGN. THIS WILL NEED TO BE CONFIRMED BY INFILTRATION TESTI GIN ACCORDANCE WITH BRE 365 AT THE COMMNCEMENT OF WORKS ON SITE, WITH THE DESIGN BEING ADJUSTED TO SUIT THE INFILTRATION RATES CONFIRMED BY THIS TESTING.
THE PROPOSED ROOF AREA ONLY IS TO BE DRAINED VIA THE GEO-CELLULAR SOAKAWAY INDICATED.
THE PROPOSED HARD LANDSCAPED AREAS ARE TO BE CONSTRUCTED FROM POROUS- MATERIALS OR ARE TO DRAIN TO ADJACENT SOFT LANDSCAPE AREAS.

SURFACE WATER DRAINAGE STRATEGY
THE SURFACE WATER DRAINAGE PROPOSALS HAVE BEEN DESIGNED IN ACCORDANCE WITH BS EN 752-4 AND THE BUILDING REGULATIONS APPROVED DOCUMENT H (2010), WHICH INDICATES THE FOLLOWING HIERARCHY FOR THE DISPOSAb-GIF-8l::JRFACE WATER DRAINAGE FROM DEVELOPMENT SITES:-
1. DISCHARGE VIA INFILTRATION;
2. DISCHARGE TO WATERCOURSE;
3. DISCHARGE TO SEWER.

FOULD WATER DRAINAGE STRATEGY
THE FOUL WATER DRAINAGE FROM THE PROPOSED DWELLING IS TO DISCHARGE TO THE EXISTING UNITED UTILITIES (UU) FOUL DRAINAGE SYSTEM LOCATED AT THE FRONT OF THE PROPERTY AS SHOWN. IT IS UNDERTSOOD THAT THE DEVELOPER HAS THE APPROPRIATE ACCESS/ DRAINAGE RIGHTS IN PLACE.



Proposed Surface Water Drainage Layout
1 : 100



Please note that these drawings are for the purpose of obtaining Building Control Approval and Planning Consent and is not a working drawing. All dimensions are guides only and it is the contractor's responsibility to check all measurements on site prior to or during the course of construction. The contractor is to be responsible for all setting out.

The owner has a duty to serve a party wall notice to any adjoining owner if works are to be carried out to a party wall, structure, or line of junction; or if work involves excavation within 3m of a neighbouring building. a party wall agreement/award should be formalised before commencement of the works.

CDM Regulations all parties must abide by the construction design and management regulations 2007. It is the clients responsibility to appoint a competent CDM co-ordinator on all projects that are notifiable to the H&S executive 9 more than 500 man hours or longer than 30 days. Domestic clients are not notifiable but CDM regulations do still apply.

ALL DOORS, WINDOWS, ROOF AND WALL APPEARANCE TO MATCH THE EXISTING OF THE BUILDING

BOUNDARY LINE

Surface Water Drainage Layout

Proposed (Site Layout)

Land Adjacent To 200 Blackley New Road, Manchester, M9 8FQ

Page Size A1

Date 22/01/2023

Client Hamid Derakhshan

MID-04-20

Scale 1 : 100