

DRAINAGE STATEMENT

CLYDE COURT LAPWING LANE WEST DIDSBURY

WILMSLOW ROAD DEVELOPMENTS LTD

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DEVELOPEMNT DRAINAGE STRATEGY

1.0 Investigations and Enquiries

- 1.0 The proposed development consists of the conversion of the existing property into four terraced properties, an attached new-build at the end of the terrace. A separate detached house is to be constructed within the site.
- 2.0 A drainage survey has been carried out to confirm the existing on site drainage and the off site connection to the local sewers.
- 3.0 The survey identified combined drains joining in a manhole close to the boundary fence with Clyde Road.
- 4.0 The existing sewer records were requested from United Utilites.

2.0 Findings and Recommendations

- 1.0 The sewer records received from UU confirmed the on site drainage survey that existing drainage from the site is combined and discharges into the combined sewer in Clyde Road.
- 2.0 The planning conditions require that the surface water does not discharge directly into the below ground drainage system.
- 3.0 In order to follow the drainage heirachy outlined in Building Regulations part H3 and National Planning Practice Guidance (NPPG), surface water should be drained via infiltration systems/soakaways wherever possible.
- 4.0 Infiltration tests have been carried out to a depth of 1.5m, and the ground is suitable for the use of permeable paving to hard landscaped areas. The demolition of existing building extensions and hard landscaping throughout the site, and the utilisation of permeable paving to new hard landscaped areas will reduce the impermeable surface water area of the site from 1370m² to 563m².
- 5.0 Keeping soakaways 5m from new and exising buildings, the public highway, site boundaries and the new sunken garden means it is not possible to use soakaways to dispose of surface water from roofs on this site.
- 6.0 There are no watercourses in close proximity to the site.
- 7.0 It is unclear if infiltration is suitable at basement level of the new detached house and associated sunken garden. It is recommended that two boreholes are commissioned to check if the soils to this depth remain permeable. Provisionally, a pumped surface water system has been indicated on the proposed drawing layout until this has been clarified.

8.0 The invert level of the combined existing manhole on site forming the connection to the public sewer is higher than the basement level of the new detached house. Consequently, the foul drainage to this property will be pumped, and emergency storage capacity will be provided in line with current guidance.

3.0 Conclusions

1.0 Based on the restrictions of the site configuration it is proposed to provide buried geocellular storage to receive the surface water from impermeable roof areas with a hydro-brake to limit the rate at which water discharges off site, at a rate to be agreed with the Lead Local Flood Authority, not exceeding 5l/s, into the combined sewer in Clyde Road.

2.0 The final design will issued once the discharge rate for surface water is agreed with the Lead Local Flood Authority.

3.0 The proposed drainage scheme is as indicated on drawing 11266-101 issued with this statement. The existing and proposed impermeable surface water areas are as indicated on drawing 11266-102 issued with this statement.

4.0 The UU sewer records are appended to this statement.

4.0 Appendix

UU Sewer Records

