

Technical design note

Project name	Ancoats Garden		
Design note title	Discharge of Planning Conditions 5 & 9		
Document reference	C-24134-HYD-XX-XX-TN-C-0001		
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Revision	P01		
Date	25 October 2022	Approved	☐

1. Introduction

With reference to the approved planning application granted, ref: 118120/FO/2017 this note has been produced in support of the discharge of Planning Conditions 5 and 9 relating to the surface water drainage. The planning conditions are as follows.

5. The development hereby approved shall be carried out in accordance Drainage Strategy Report (ref. GM-AJP-ZZ-RP-C-3010) DATED 14.11.2018 stamped as received by the City Council, as Local Planning Authority, on the 18 April 2020.

Prior to the first occupation of the development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Reason – To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

9. Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved scheme shall be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason – To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

2. Drainage verification images

With regards to planning condition 5, it has been confirmed by Beech Designs and Build that the proposed drainage has been constructed in accordance with the previously approved AJP drainage layout AGM-AJP-XX-00-DR-C-0001, which can be found within Appendix A. For a drainage connection into the public drainage to be achieved, diversion works are required on the existing public sewer which is yet to be undertaken.

Quadrant Building Control Inspection

The following photographs were taken of the below ground drainage construction during site inspections dated between 13/05/20 and 04/06/20 undertaken by Quadrant Building Control.

The indicate the construction of chambers, benching and pop-ups.



Photo 1 – As built Chamber SW02 Access Point



Photo 2 – Chambers SW7 and SW9 either site of the attenuation tanks are in place and being benched up



Photo 3 – Foul Pop-Up Adjacent Structural Columns

Hydrock Visual Inspection

For the purpose of this report, Hydrock attended site to undertake a visual inspection of the installed drainage. During the inspection, the surface water network was heavily surcharged due to the site not having the final connection into United Utilities combined sewer. As a result of this, no benching was visible in the surface water chambers. During the inspection it was discovered that the Foul chamber covers where bolted shut and therefore unable to be lifted throughout the inspection. Chamber covers identified on site were positioned in accordance with AJP drawing AGM-AJP-XX-00-DR-C-0001.



Photo 4 - SWo6 PPIC



Photo 5 – SW07 Catchpit Cover



Photo 6 – FW08 Type B Manhole Cover



Photo 7 – SW09 Hydrobrake Chamber



Photo 8 – FW07 – Type C Manhole Cover



Photo 9 – Surface Water Gully



Photo 10 – Foul Gully



Photo 11 – FW05 PPIC Cover



Photo 12 – Surface Water Gully



Photo 13 - SW04 PPIC Cover



Photo 14 - SW05 PPIC Cover



Photo 15 - FW04 Type C Manhole Cover

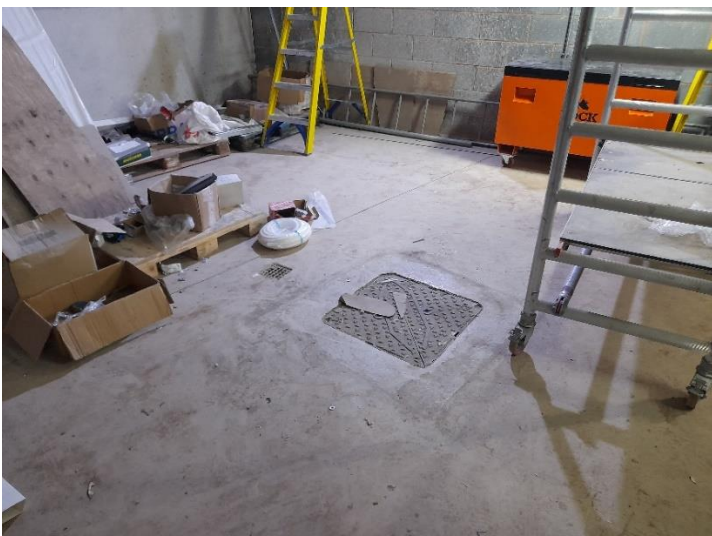


Photo 16 - FW01 PPIC Cover

Drainage Connection into United Utilities Public Combined Sewer

Following construction of the on-site drainage it was identified that the existing combined chamber that the site is to connect into was too shallow to support a gravity connection. Hydrock were appointed to produce engineering drawings indicating the excavation and re-constructing of the existing United Utilities public combined sewer, creating a deeper connection chamber that will allow a gravity connection from the proposed development.

While the proposed diversion works have not yet been carried out, liaison with United Utilities has been undertaken, who have agreed the design in principle.

The proposed diversion works can be found within Appendix B.

3. Management and Maintenance Plan

With regards to planning condition 9, to enable the water treatment process to occur as intended the drainage network shall require maintenance. The management company who is to be responsible for maintenance of the drainage systems has been confirmed to be Manchester Apartments.

The maintenance strategy and responsibilities are as set out in the table below.

Table 7: General Maintenance of the Network

Component to be maintained	Actions	Frequency
Site wide external areas	Site to be generally kept free from litter and debris which may enter the drainage system.	On-going
Flow Control Chamber	Inspect for condition /silts debris. Check emergency drain down is in good working order. Ensure flow control is not impeded	6 monthly
Roof gutters	Check roof gutters for sediment, plant debris etc and clean as necessary	Annually
General network inc. pipes/ manholes/ catchpits/ gullies/ channel drains	Manholes covers to be lifted and inspected for sediment build up, remove as required	Annually

Table 8: General Maintenance of Attenuation Tanks (CIRIA SuDS Manual C753)

Operation and maintenance requirements for attenuation storage tanks		
Component to be maintained	Actions	Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter- remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/ or internal forebays	Annually or as requested
Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

Appendix A

AGM-AJP-XX-00-DR-C-0001 – Proposed Drainage Strategy



Appendix B

C24134-HYD-XX-XX-DR-C-1000 -Drainage Picture Locations



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| INFORMATION ONLY | |
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