

Drainage Strategy for Planning



29 Red Lion Street
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Project Name: Grimshaw Lane, Manchester
Planning Number: 129444/FO/2021
PTA Project Number: 9762
Document Reference: 9762-PTA-XX-XX-RP-C-9080
Prepared by: LB
Checked by: SLW

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Date: 11.11.2022

Revision: P01

Introduction

Following on from the consent for the redevelopment of the Former Mather & Platt Foundry site to erect 12 industrial units, the development is proposing to implement the approved scheme in two phases. This technical note sets out to clarify the implications on the proposed surface water strategy which had been previously approved through the pre-commencement planning condition 6 on the 16th of June 2022.

Phasing Implications

- The overall drainage strategy will remain the same with a connection into the public sewer in Grimshaw Lane at the peak discharge rate agreed with the Lead Local Flood Authority and United Utilities during the planning process. The Phase 2 area will flow through Phase 1, with the lateral connections along the phase boundary capped for future Phase 2 connection.
- The originally approved strategy had attenuation tank no.1 in units 2 & 3 yard with a storage volume of 2,250m³. This was sized to suit the whole site area but has now been split to provide a better representation between the phases. As such this tank has reduced in volume to 1,350m³ and a new tank has been provided in unit 4 yard of phase 2 with a storage volume of 900m³ (tank no.3). The overall attenuation storage volume remains the same, refer to enclosed calculations "9762 - SW Phase 1 & 2 - 95 l/s".
- An alternative surface water network has been modelled for Phase 1 only with a pro-rated discharge rate of 42.8 l/sec. This demonstrates that the network for phase 1 with alternative flow controls performs adequately should Phase 2 be delayed beyond a reasonable period of time and there is the need in future to implement these flow control restrictions. Refer to enclosed calculations "9762 - SW Phase 1 42.8 l/s" enclosed.

Documents enclosed:

- Previously Approved Drawings:
9762-PTA-XX-XX-DR-C-8100_Proposed Sitewide Drainage Layout_ Rev P07
9762-PTA-XX-XX-DR-C-8101_Proposed Drainage Sheet 1 of 3_ Rev P05
9762-PTA-XX-XX-DR-C-8102_Proposed Drainage Sheet 2 of 3_ Rev P05
9762-PTA-XX-XX-DR-C-8103_Proposed Drainage Sheet 3 of 3_ Rev P05

- Phasing Drainage Drawings:
 - 9762-PTA-XX-XX-DR-C-8125_Proposed Phasing Sitewide Drainage Layout_ Rev P01
 - 9762-PTA-XX-XX-DR-C-8126_Proposed Phasing Drainage Sheet 1 of 3_ Rev P01
 - 9762-PTA-XX-XX-DR-C-8127_Proposed Phasing Drainage Sheet 2 of 3_ Rev P01
 - 9762-PTA-XX-XX-DR-C-8128_Proposed Phasing Drainage Sheet 3 of 3_ Rev P01
- Calculations:
 - 9762 - SW Model Phase 1 & 2 @ 95 l/s
 - 9762 - SW Phase 1 Only @ 95 l/s with final flow controls.
 - 9762 - SW Phase 1 Only @ 42.8l/s
- Planning Consent dated 24th September 2021, Application Ref. 129444/FO/2021
- Pre-commencement Planning Condition 6 Discharge dated 16th of June 2022, Ref. CDN/21/0850

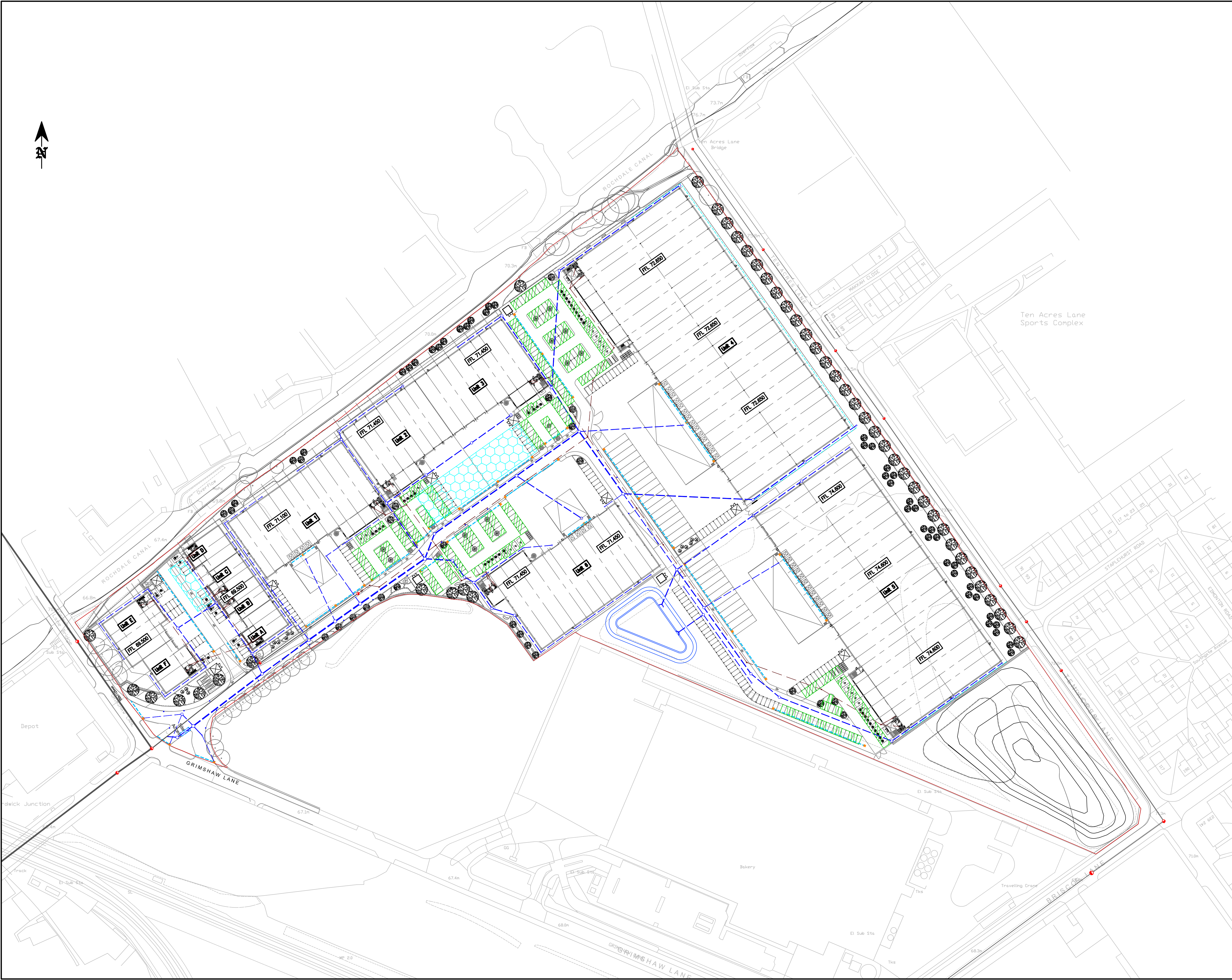
Previously Approved Drawings:

9762-PTA-XX-XX-DR-C-8100_Proposed Sitewide Drainage Layout_ Rev P07

9762-PTA-XX-XX-DR-C-8101_Proposed Drainage Sheet 1 of 3_ Rev P05

9762-PTA-XX-XX-DR-C-8102_Proposed Drainage Sheet 2 of 3_ Rev P05

9762-PTA-XX-XX-DR-C-8103_Proposed Drainage Sheet 3 of 3_ Rev P05



Notes:

1. Do not scale from this drawing.
2. In case of any discrepancies in drawings, details or bills, refer to engineers for clarification; unilateral decisions by the Contractor will not be accepted.
3. This drawing is to be read in conjunction with all related Architects, Consultants & Sub-Contractors drawings and specifications.
4. The Contractor is advised that all design drawings and information are to be read concurrently and any discrepancies or omissions reported directly to PTA's Civil Engineering Department.

Key:

	Site Boundary
	Attenuation Tank
	Proposed Surface Water Drainage
	Proposed Foul Water Drainage
	Existing Combined Sewer

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COMMENT/COSTING/APPROVAL
NOT FOR CONSTRUCTION

P07	Redesigned SW Network.	LB	12.04.22
P06	Site Layout Updated; SW Network Adjusted; Pond Added.	LB	13.08.21
P05	Site Layout Updated; SW Network Redesigned.	LB	07.06.21
P04	Site Layout Updated.	LB	19.03.21
P03	Site Layout Updated.	LB	12.02.21
P02	Tank 1 Label Amended.	LB	03.11.20
P01	First Issue.	LB	27.10.20
REV	DESCRIPTION	BY	DATE

PROJECT TITLE
Grimshaw Lane, Manchester

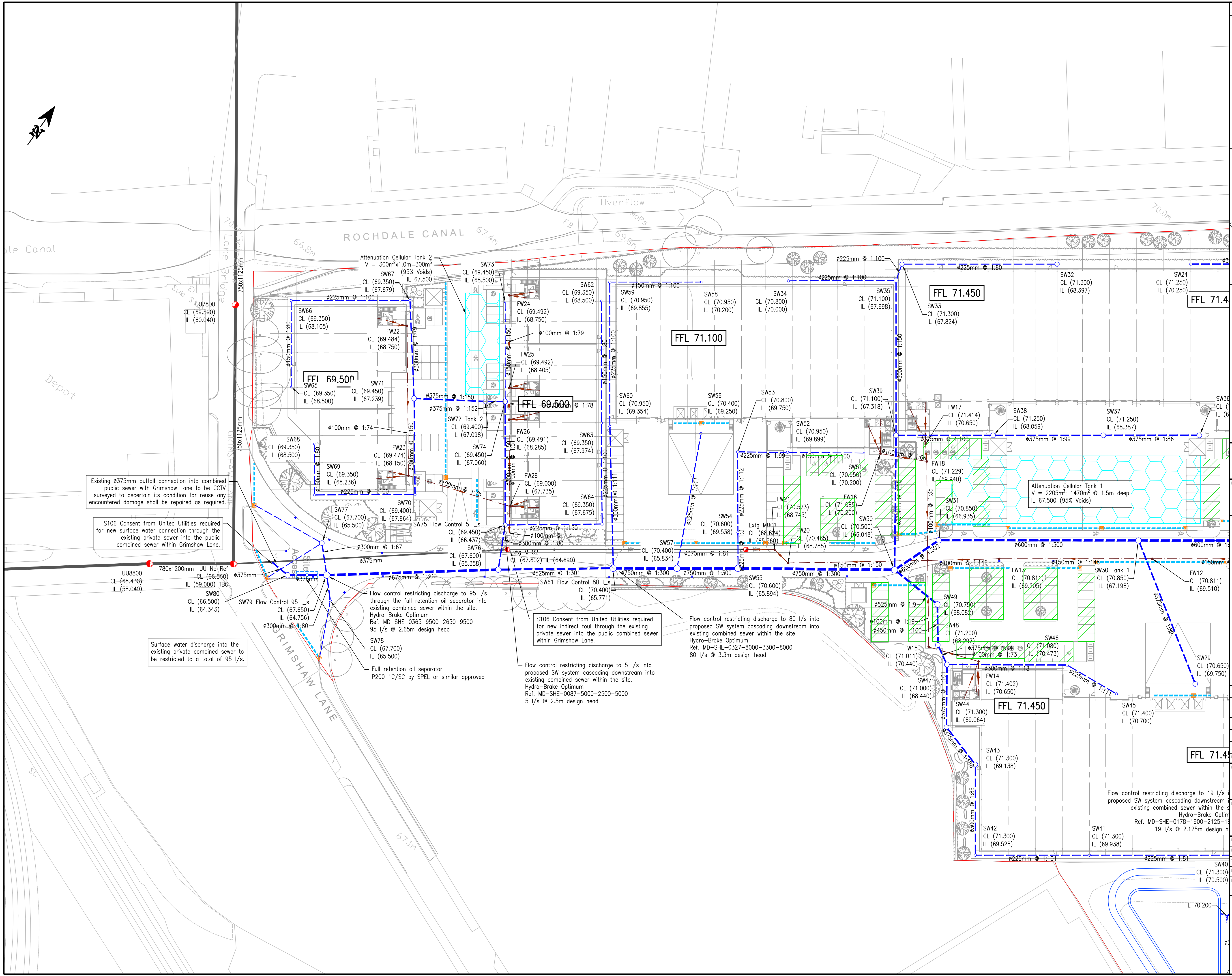
DRAWING TITLE
Proposed Sitewide Drainage Layout

DATE	October 2020	This drawing is issued only for the purposes described in the drawing status box.	PTA PROJ No
DRAWN	LB		9762
SCALE	1:1000		REVISION
DRG SIZE	A1		P07

DRAWING No
9762-PTA-XX-XX-DR-C- 8100

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- Contractor to allow for RWP, drainage channels, gullies and attenuation tank connections.

Key:

- Site Boundary
- Attenuation Tank
- Proposed Surface Water Drainage
- Proposed Foul Water Drainage
- Existing Combined Sewer
- Drainage Channel
- Drainage Channel Chamber
- Proposed Gully
- Proposed Permeable Carpark

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DRAWING STATUS

COMMENT/COSTING/APPROVAL
NOT FOR CONSTRUCTION

REV	DESCRIPTION	BY	DATE	CHK'D
P05	Redesigned SW Network.	LB	12.04.22	
P04	Site Layout Updated; SW Network Adjusted.	LB	13.08.21	
P03	SW Network Redesigned.	LB	07.06.21	
P02	SW Details Added.	LB	06.04.21	
P01	First Issue.	LB	19.03.21	

PROJECT TITLE
Grimshaw Lane, Manchester

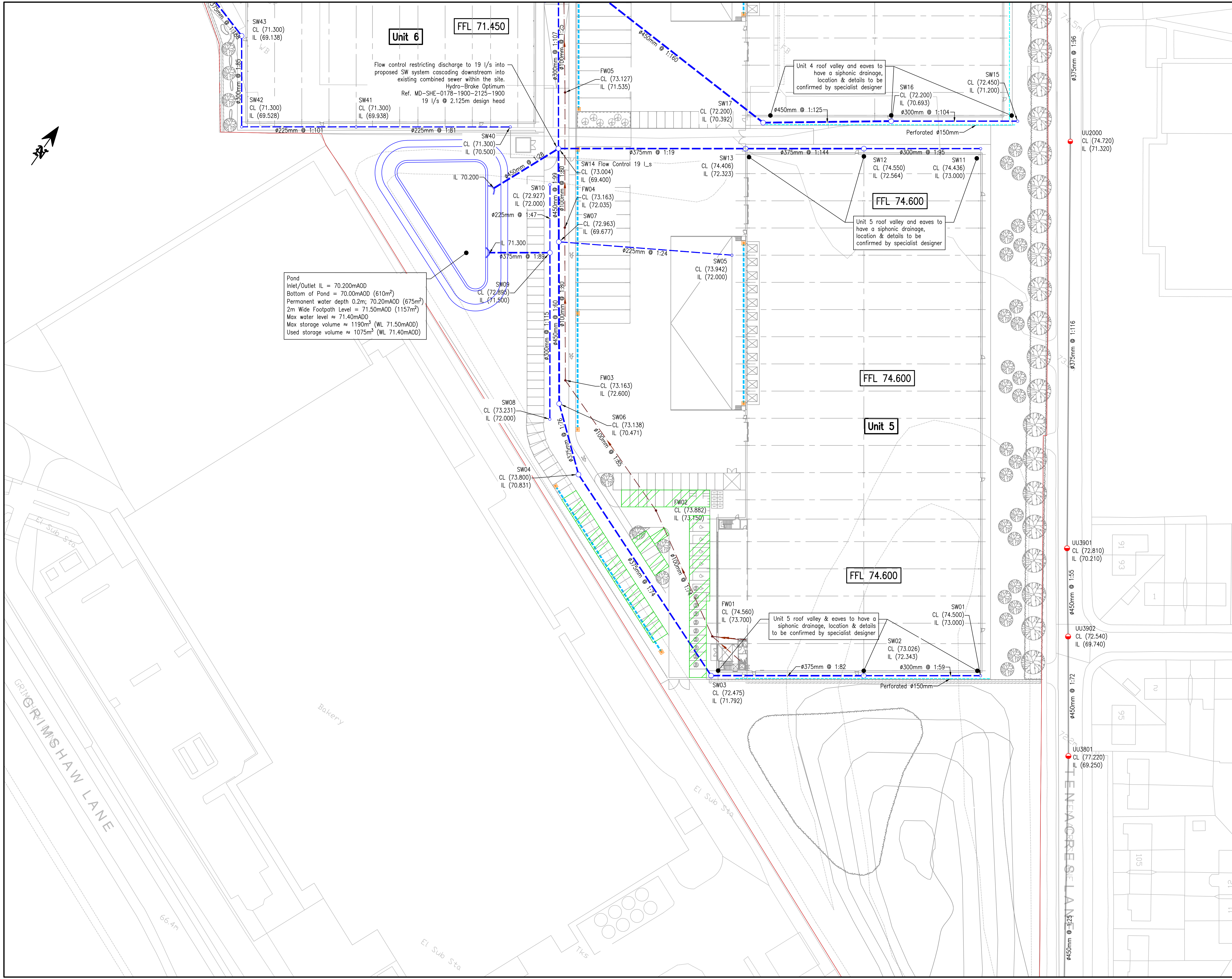
DRAWING TITLE
Proposed Drainage Sheet 1 of 3

DATE	March 2021	PTA PROJ No	9762
DRAWN	LB	REVISION	P05
SCALE	1:500	This drawing is issued only for the purposes described in the drawing status box.	
DWG SIZE	A1		
DRAWING No	9762-PTA-XX-XX-DR-C- 8101		

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COMMENT/COSTING/APPROVAL
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P05	Redesigned SW Network.	LB	12.04.22
P04	Site Layout Updated; SW Network Adjusted; Pond Added.	LB	13.08.21
P03	SW Network Redesigned.	LB	07.06.21
P02	SW Detail Added.	LB	06.04.21
P01	First Issue.	LB	19.03.21
REV	DESCRIPTION	BY	DATE
CHK'D			

PROJECT TITLE

Grimshaw Lane, Manchester

DRAWING TITLE

Proposed Drainage Sheet 3 of 3

DATE	March 2021	PTA PROJ No	9762
DRAWN	LB	This drawing is issued only for the purposes described in the drawing status box.	REVISION
SCALE	1:500		P05
DWG SIZE	A1		
DRAWING No	9762-PTA-XX-XX-DR-C- 8103		

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