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1812

Oldham street hotel

Manchester

Drainage strategy

1812-OS-DP2-A180-RP-XX-9040

DP Squared Ltd

Suite 3, Unit 8
Pennine Industrial Park
Valley Road
Hebden Bridge
HX7 7BZ

www.dpsquared.net

Drainage strategy
Oldham street hotel

For

Jadebricks

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Report prepared by E Strouts
MEng CEng MStructE PG Dip Law



Report checked and approved by D Paine
BEng CEng MICE



Rev	Date	By	Comment
P01	1 Sept 2022	ES	Preliminary issue

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1. Introduction

1.1. General

This Drainage Strategy has been prepared by DP Squared on behalf of Jadebricks for the development of the site including 68/70 Oldham Street and 61 Spear Street at Manchester.

For a description of the buildings and its location please refer to the DP2 Stage 2 report **1812-OHS-DP2-A180-RP-XX-9002**.

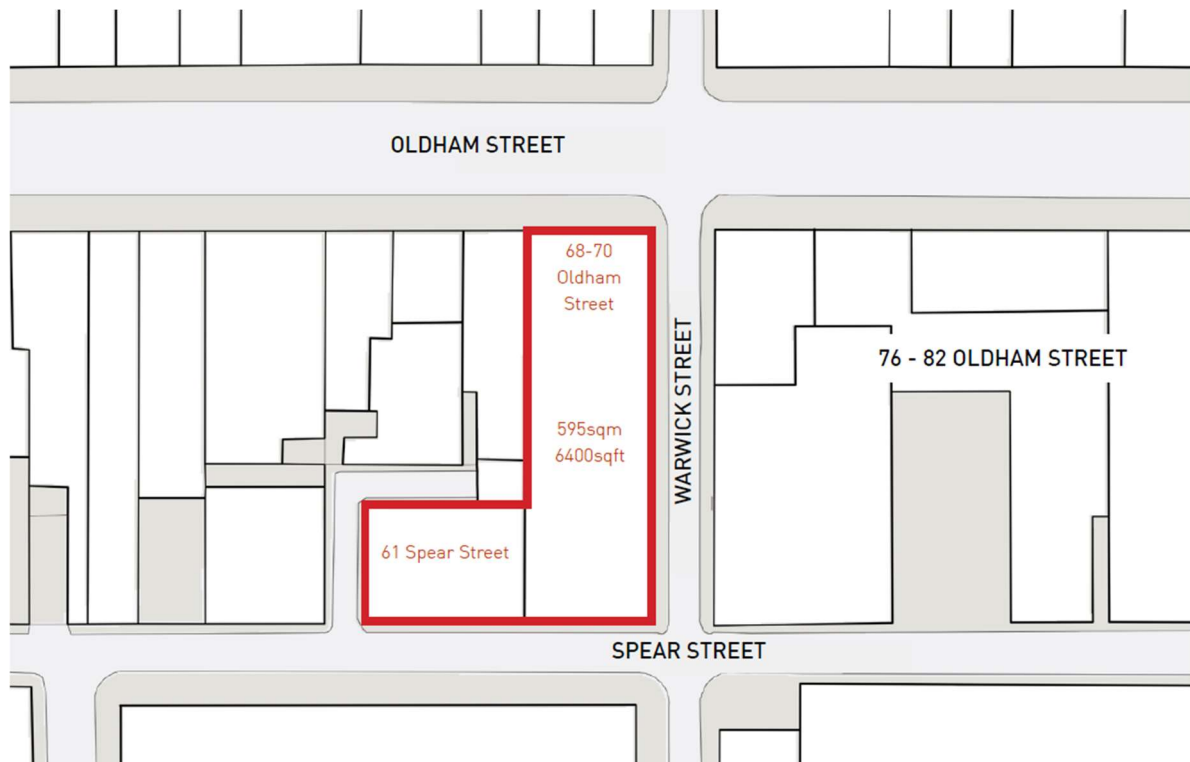


Figure 1 - Plan of the existing site

This study has been undertaken with the following objectives:

- Identify how the foul and surface water drainage is currently managed.
- Obtain records of existing drainage infrastructure
- Explore what sustainable drainage options are available

The EA recommends a flood risk assessment is carried out if the site has any of the following criteria:

Criteria	Response	Reason for response
In flood zone 2, 3 and 3b	No	
In flood zone 1 and bigger than 1 hectare (ha)	No	
In an area with critical drainage problems as notified by the Environment Agency	Yes	In CDA as noted in Manchester City council SFRA
Identified as being at increased flood risk in future by the local authority's strategic flood risk assessment	No	
At risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)	Yes	Surface water: Medium risk

With respect to the above observations, a Flood Risk Assessment is required. Please refer to DP Squared report **1812-OHS-DP2-A180-RP-XX-9041**.

2. Existing

2.1. Current Usage

The buildings on the site for 68/70 Oldham street are currently empty and have been for some years. They have had various functions over their lifetime including public houses and retail. The roof is part pitched tiled, part flat roof which are connected to the main sewer through rainwater pipes.

The 61 Spear Street building on the site is occupied and being used as offices. The building was originally small factory. The roof is pitched, tiled and connected to the main sewer through rainwater pipes.

Foul water connections from both the Oldham Street buildings and NQ1 are connected to the combined sewer.

2.2. Site Investigations

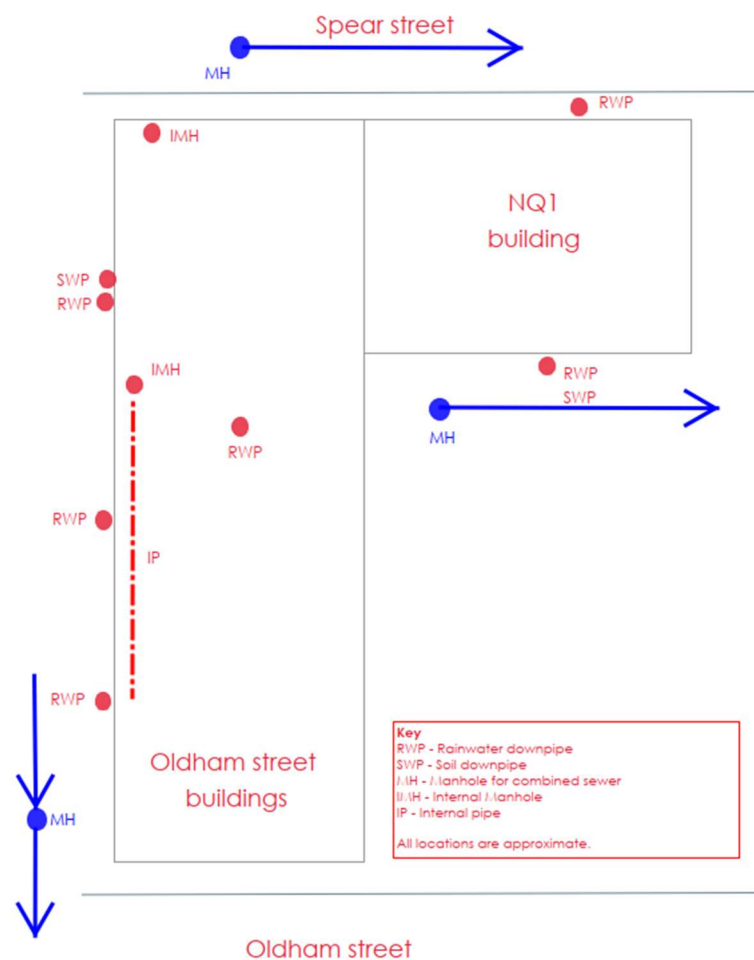


Figure 3 - current knowledge of the existing drainage

2.2.1. Topographical Survey

A dimensional survey of the existing buildings on the site has been produced. See Malcolm Hughes surveyors 56815 series of drawings

2.2.2. Site Investigation Report

At the time of this study, there is no site investigation report.

2.2.3. Underground Drainage CCTV

A CCTV survey is still to be conducted.

When the CCTV survey is carried out, if any existing drainage is discovered to be damaged or has a build up of debris it should be replaced or sufficiently cleaned/unblocked.

2.2.4. Visual Site Inspection

Site inspections have taken place with an intrusive survey with trial pits, opening up works and drainage locations carried out. A summary of the assumed drainage locations discovered to date can be found in figure 3.

3. Proposed development drainage strategy

3.1. Repairs to the existing drainage network

Any repairs required to the existing drainage is to be determined after results from the CCTV drainage survey.

3.2. Surface water

The proposal is to reuse the surface water connection points currently used by the Oldham street buildings and NQ1.

As the existing and proposed buildings cover the entire site there is no increase in the surface water.

Any limits on the rate of the surface water discharge into the sewer with respect to new development will be reviewed in the following design stages, with consultation of the local authority and applicable regulations.

A SUDS system with controlled rates could be achieved by installing a blue roof solution on one of the proposed flat roof and/or positioning an attenuation tank in the basement.

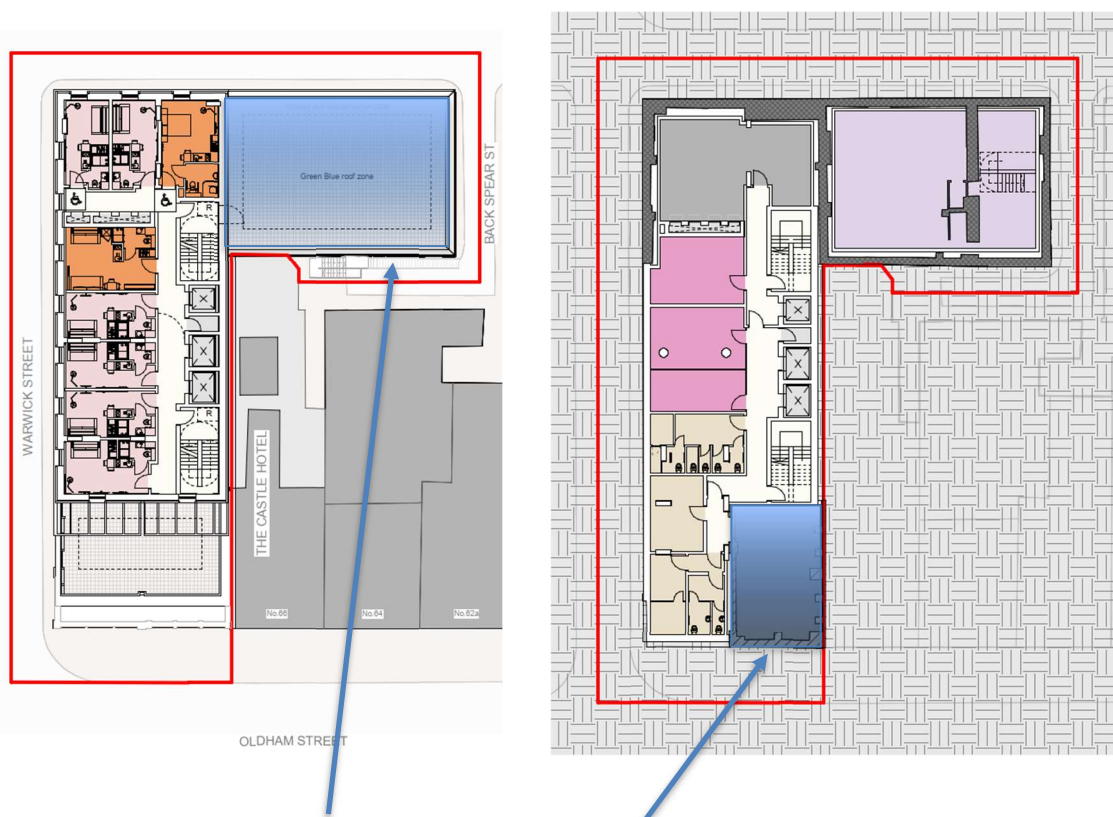


Figure 4 - Possible blue roof at level 07 and attenuation 68 Oldham street basement

3.3. Foul water

The proposed configuration of the foul water drainage and its connection into the Combined outfall is indicated on the drainage plan which is shown below.