

Drainage Statement

For a site at

Talbot Mill, Manchester

Undertaken on behalf of

Capital & Centric

Report Title:	Talbot Mill, Manchester Drainage Statement
Report Reference:	10531/DS/01
Client:	Capital & Centric
Issue Date:	May 2022
Drafted By:	R Hall
Authorised By:	N Garside

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Revision Status / History

Rev	Date	Issue / Purpose/ Comment	Prepared	Checked	Authorised
01	20/05/2022	Preliminary Issue	RH	KPT	NG
02	30/05/2022	Updated Preliminary Issue	RH	KPT	NG
03	08/06/2022	Third Issue	RH	RJ	NG
04	21/09/22	Fourth Issue	RH	RJ	NG

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Talbot Mill, Manchester
June 2022

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APPENDICES

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Appendix 02	-	Proposed Drainage Strategy Plan

1.0 Appointment

- 1.1 WML Consulting have been commissioned by Capital & Centric, to undertake a review of the previously submitted 'Planning Report Drainage Statement' and 'Pre-commencement Report – Below Ground Drainage' under the planning submission 117595/FO/2017.
- 1.2 The documents reviewed were all by Joule Consulting Engineers, which are the 'Drainage Statement' dated September 2017, and the Pre-commencement Report – Below Ground Drainage' dated November 2018 and the updated drainage calculations dated January 2019.
- 1.3 The above documents establish how the designed drainage achieves the requirements set out in the Manchester City Council Planning Conditions (planning ref 117595/FO/2017).

2.0 Development Proposals

- 2.1 It is understood that the proposed redevelopment relates to the redevelopment and refurbishment of the existing Talbot Mill building on Ellesmere Street, Manchester and the construction of a new build 10-storey building.
- 2.2 The site is bounded to the West by a canal basin and to the North and East by existing buildings. To the East, an embedded piled retaining wall is understood to have been previously constructed to facilitate construction of adjacent basement. Ellesmere Street is present to the South.
- 2.3 A copy of the proposed development plan by Shed KM, referenced TM-SKM-SK-007 - Proposed Courtyard Level Plan, is presented in Appendix 01. This incorporates updates to the podium area and Lodge location along with the bin and cycle store provisions.

3.0 Planning Conditions

- 3.1 Condition No 12 - No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. In order to avoid/dischage the above drainage condition the following additional information has to be provided:
 - Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;
 - Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
 - Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building; 117595/FO/2017 Page 9 of 16
 - Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. The flood water should be routed away towards the less vulnerable areas i.e. open spaces, and roads. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the entrance to the car park, properties on site and adjacent properties off site.

- Hydraulic calculation of the proposed drainage system for the 1 in 1, 1 in 30 and 1 in 100 year plus climate change events;
 - Construction details of flow control and SuDS elements
- 3.2 Condition No 13 - No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
- Verification report providing photographic evidence of construction as per design drawings;
 - As built construction drawings if different from design construction drawings;
 - 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.

4.0 Responses to Planning Conditions

- 4.1 Condition No 12 – All points raised within this condition have been addressed within the existing Drainage Statement report along with the documents:
- Hydraulic calculations for drainage system submitted 21 November 2018
 - Results for 100 year Return Period (+40%) submitted 15 January 2019
 - Overland flood route drawing submitted 15 January 2019
- (Note that the 2019 documents were submitted via condition discharge (ref CDN/18/0878), and the updated 2018 report submitted under MMA application Ref: 121351/JO/2018)
- 4.2 Condition No 13 – The points raised within this condition relate to as-built information. However it is noted that there is no 'Management and maintenance plan' within the existing report.

5.0 Conclusions

- 5.1 WML have undertaken a review of the documents, by Joule Consulting Engineers, included within the planning application referenced 117595/FO/2017, which comprise 'Drainage Statement', dated September 2017; 'Pre-commencement Report – Below Ground Drainage', dated November 2018 and the 'updated drainage calculations', dated January 2019. The 2019 documents were submitted via condition discharge (ref CDN/18/0878), and the updated 2018 report submitted under MMA application Ref: 121351/JO/2018
- 5.2 WML note that both the reports and the updated drainage calculations are still applicable and demonstrate compliancy with the current relevant MCC planning policies.

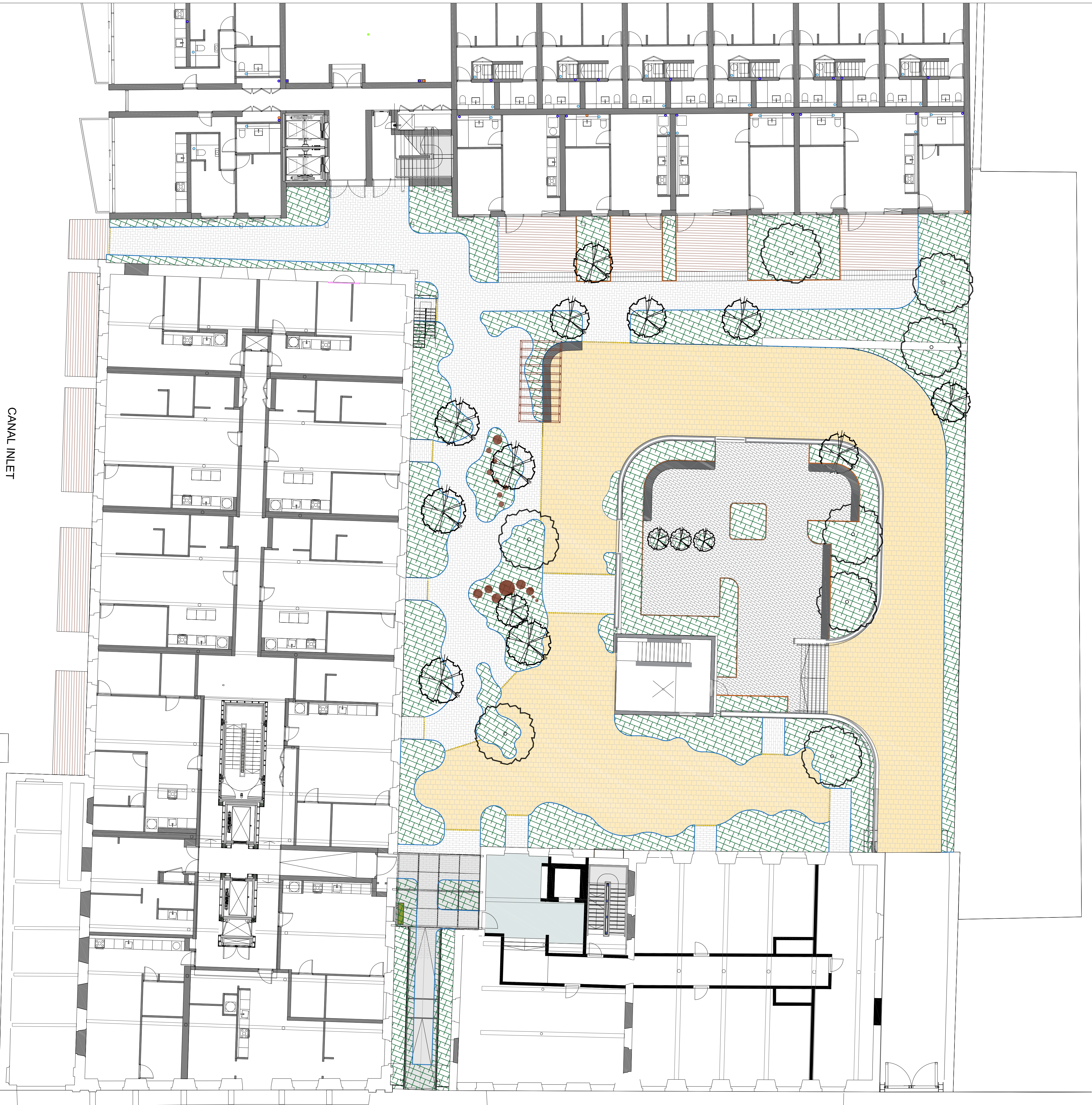
6.0 Further Assessment

- 6.1 WML Consulting have updated the existing drainage model to incorporate the current site layout proposals. A copy of this is presented in Appendix 02.

APPENDIX 01
Proposed Site Layout

P:\2022\2237 TALBOT MILL REDESIGN\05 ARCHIVE\02 ISSUES OUT\220608_UPDATE DESIGN\2237-EXA-ZZ-ZZ-DR-L-00100.DWG

CANAL INLET



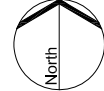
- SURFACE TYPE 1**
BLOCK PAVING
BUFF
- SURFACE TYPE 2**
SLIM BRICK PAVING
BUFF
- SURFACE TYPE 3**
COMPOSITE DECK
NON SLIP
- SURFACE TYPE 4**
SLIM BRICK PAVING
DARK GREY
- SURFACE TYPE 5**
STEPS
DARK GREY
- EDGE TYPE 1**
STEEL EDGE
- EDGE TYPE 2**
PIN KERB
- EDGE TYPE 3**
RAISED PLANTER

PROPOSED SOFT LANDSCAPE

- PLANTING TYPE 1**
SINGLE STEM
MATURE TREE
- PLANTING TYPE 2**
MULTI STEM
MATURE TREE
- PLANTING TYPE 3**
ORNAMENTAL SHRUBS/
GROUND COVER

PROPOSED LANDSCAPE FURNITURE

- FURNITURE TYPE 1**
CONCRETE BENCH
LIGHT GREY
- FURNITURE TYPE 2**
CANTILEVERED
TIMBER PERGOLA



No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Client
CAPITAL & CENTRIC

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P02	PLANNING	08.06.2022
P01	DRAFT PLANNING ISSUE	27.05.2022
Rev	Description	Date

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Project title
TALBOT MILL

Drawing title
GENERAL ARRANGEMENT PLAN

Issued By London
Scale 1:125 @ A1
Status STAGE 2
Date 27.05.2022

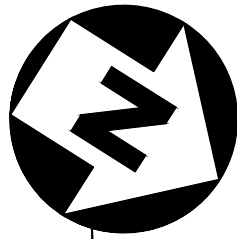
T: 020 7978 2101
Drawn ExA
Checked SL
Approved JM

Drawing number
2237-EXA-ZZ-ZZ-DR-L-00100P02

Revision

APPENDIX 02

Proposed Drainage Strategy Layout



Existing chamber under ownership of others. Permission required to access.

Lined existing drain, by others

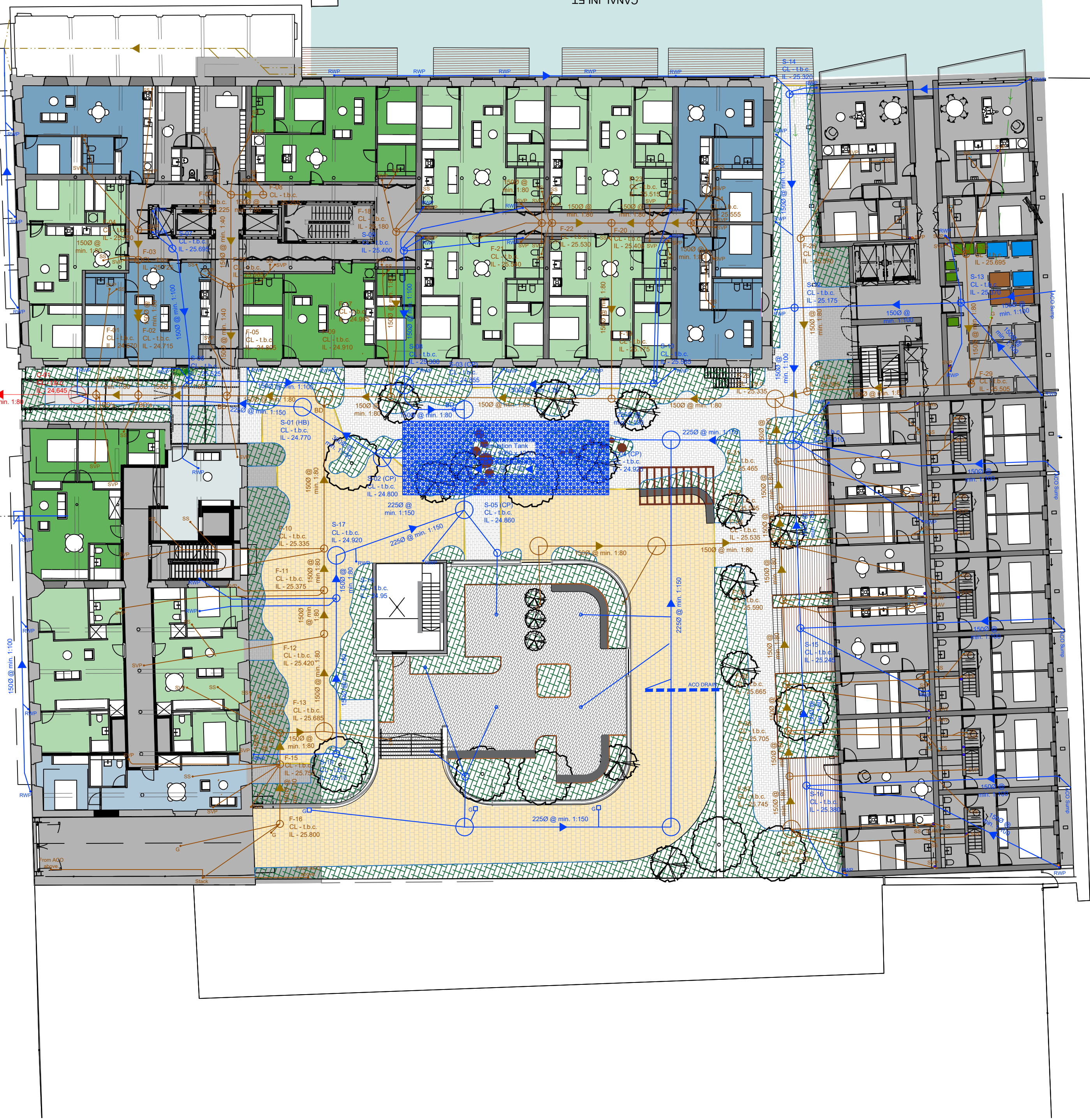
New manhole connection to existing sewer:
CL - 15.0
IL - Assumed = 24.180

New manhole connection at half crown:
IL - 24.515

Existing drainage to be abandoned or removed.
Reuse existing brick chamber.

Existing drainage to be lined and reused for lightwell drainage.

Lined existing drain



Drainage Key:

- Existing UU Drainage.
- Existing Drainage, by others.
- Proposed Drainage, (Surface Water).
- Proposed Above Ground Drainage, (Surface Water).
- Proposed Drainage, (Foul Water).
- Proposed Above Ground Drainage, (Foul Water).
- Proposed Drainage, (Combined).
- SVP - Soil vent pipe. Foul, full height, vent to roof.
- S-AAV - Stack. Foul, full height, air admittance valve.
- Stack - Stack. Gray water, full height.
- SS - Sub stack. Foul, single storey.
- RWP - Rain water pipe.
- (HB) - Hydrobrake Flow Control, 24 l/s to Contractor design and details. Refer to specification.
- (CP) - Catchpit.
- BD - Back Drop.
- Tank - Attenuation storage tank to Contractors design and details. refer to specification.

All vent pipes and rainwater pipes are to be roddable above ground. Refer to Architects details.

Drainage gradients noted are minimum gradients between access points. Refer to invert levels at each end of drainage runs.

All surface water drainage 100mm Ø UPVC @ 1:100, unless noted otherwise.

All foul drainage 100mm Ø UPVC @ 1:40, unless noted otherwise.

All combined drainage 225mm Ø UPVC @ 1:80, unless noted otherwise.

Cover levels refer to Architects drawings.

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING WORK TO FIGURED DIMENSIONS ONLY.
NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS ALLOWED WITHOUT PRIOR PERMISSION IN WRITING.
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS AND THE CONTRACTOR SHALL INCORPORATE ALL THE REQUIREMENTS OF THE PRE-TENDER STAGE HEALTH AND SAFETY PLAN.
FOR DETAILS OF MATERIALS AND WORKMANSHIP REFER TO THE SPECIFICATION.
CONCRETE BEDDING AND BACKING SHALL BE TYPE ST4 TO CLAUSE 2602 TABLE 26/1.
KERBS SHALL COMPLY WITH BS EN 1340.
CEMENT SHALL BE ORDINARY PORTLAND CEMENT TO BS EN 197-1.
JOINTS TO KERBS SHALL BE POINTED WITH CLASS (iii) MORTAR TO CLAUSE 2404.
CUT LENGTHS OF KERBS ARE TO BE CUT USING A DISC CUTTER MIN. LENGTH 450mm.
IN THE CASE OF NEW CARRIAGEWAY CONSTRUCTION THE SUB BASE LAYER IS EXTENDED 300mm BEYOND THE BACK OF KERB FOUNDATION THE CONTRACTOR SHALL ALLOW FOR FILLING IN BETWEEN THE ROAD SUB BASE AND THE FOOTWAY FORMATION WITH SUB BASE MATERIAL.
KERBS LAID IN EXISTING CARRIAGEWAY FORMATION, TO INCLUDE INFILL OF OVERBREAK IN FRONT OF KERB WITH CONCRETE TYPE ST.1 TO BINDER COURSE FINISH LEVEL.

RESIDUAL RISK REGISTER -

REFER TO WML CIVIL / STRUCTURAL DESIGN RISK REGISTER IN ADDITION TO THE HAZARDS / RISKS NORMALLY ASSOCIATED WITH THE TYPE OF WORKS INDICATED ON THIS DRAWING. NOTE THE FOLLOWING:-

- CONTRACTOR TO SCAN FOR SERVICES & CLEARLY MARK AT GROUND LEVEL PRIOR TO COMMENCEMENT OF EXCAVATION.
- 'UNKNOWN' SERVICES TO BE TESTED TO SEE IF LIVE PRIOR TO COMMENCEMENT OF EXCAVATION.

PRELIMINARY DRAWING

P04	FLOW CONTROL DEVICE NOTE UPDATED.	21/09/22	RH	NG
P03	REVISED SITE LAYOUT ADDED.	08/06/22	RH	NG
P02	UPDATED PRELIMINARY ISSUE.	30/05/22	RH	NG
P01	PRELIMINARY ISSUE.	20/05/22	RH	NG
Rev.	Amendment	Date	By	Chkd

Project
**TALBOT MILL
MANCHESTER**

Client
CAPITAL & CENTRIC

Title
**PRELIMINARY DRAINAGE
LAYOUT**

WML Job No. 10531	Drawn RH	Checked NG	Date May 2022	Scale 1:200 @ A1
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Drawing No.	Project	Originator	Volume	Level	Type	Role	Number	Rev
	10531 - WML	- ZZ	- XX	- DR	- C	- 1001	P03	