

202-204 DANTZIC STREET – TEMPORARY USE

Drainage Statement

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1. INTRODUCTION

This Technical Note is intended to accompany the planning application at 202-204 Dantzic Street, Manchester being put forward by Connecting Dots Group for temporary planning permission for the change of use of two vacant warehouses and associated land to arts, music and cultural venue/event space.

The Note discusses the drainage arrangements and potential impacts on drainage systems in the vicinity of the site and any consequential flood risk.

2. EXISTING SITE

The existing site at 202-204 Dantzic Street comprises an area of approximately 0.76ha to the southern side of Dantzic Street. The main railway into Manchester Victoria Station borders the southern boundary of the site.

The site itself is currently a derelict former industrial / commercial unit with associated yard and parking areas. Refer to Figure 1 below.

Figure 1 – Existing Site Plan

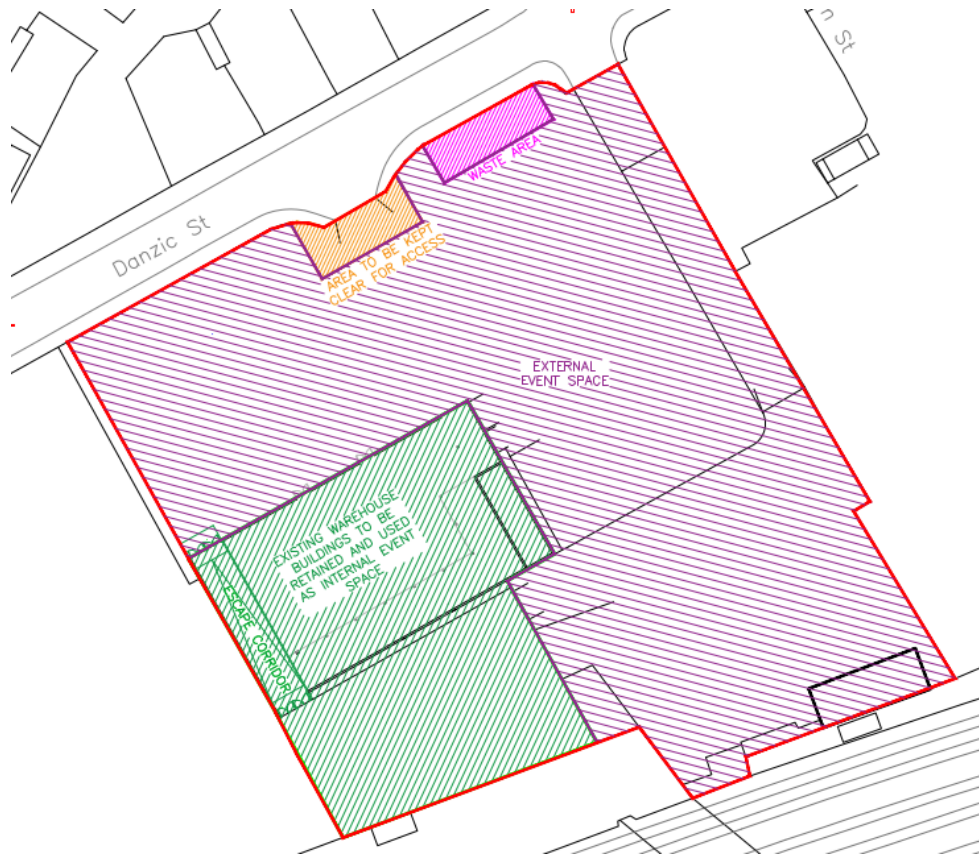


3. PROPOSED TEMPORARY USE

The site forms part of the Victoria North (formerly known as “Northern Gateway”) regeneration scheme. The proposed development comprises a meanwhile use as it will enable the temporary use of vacant land and buildings prior to longer-term proposals for large-scale residential development coming forward at the site.

Under the temporary use, it is proposed to retain the site in its current condition. The existing warehouse building and external hardstanding will be used as events space. No physical changes to the building or external areas (other than minor repairs) are proposed. Refer to Figure 2 below.

Figure 2 – Proposed Site Layout

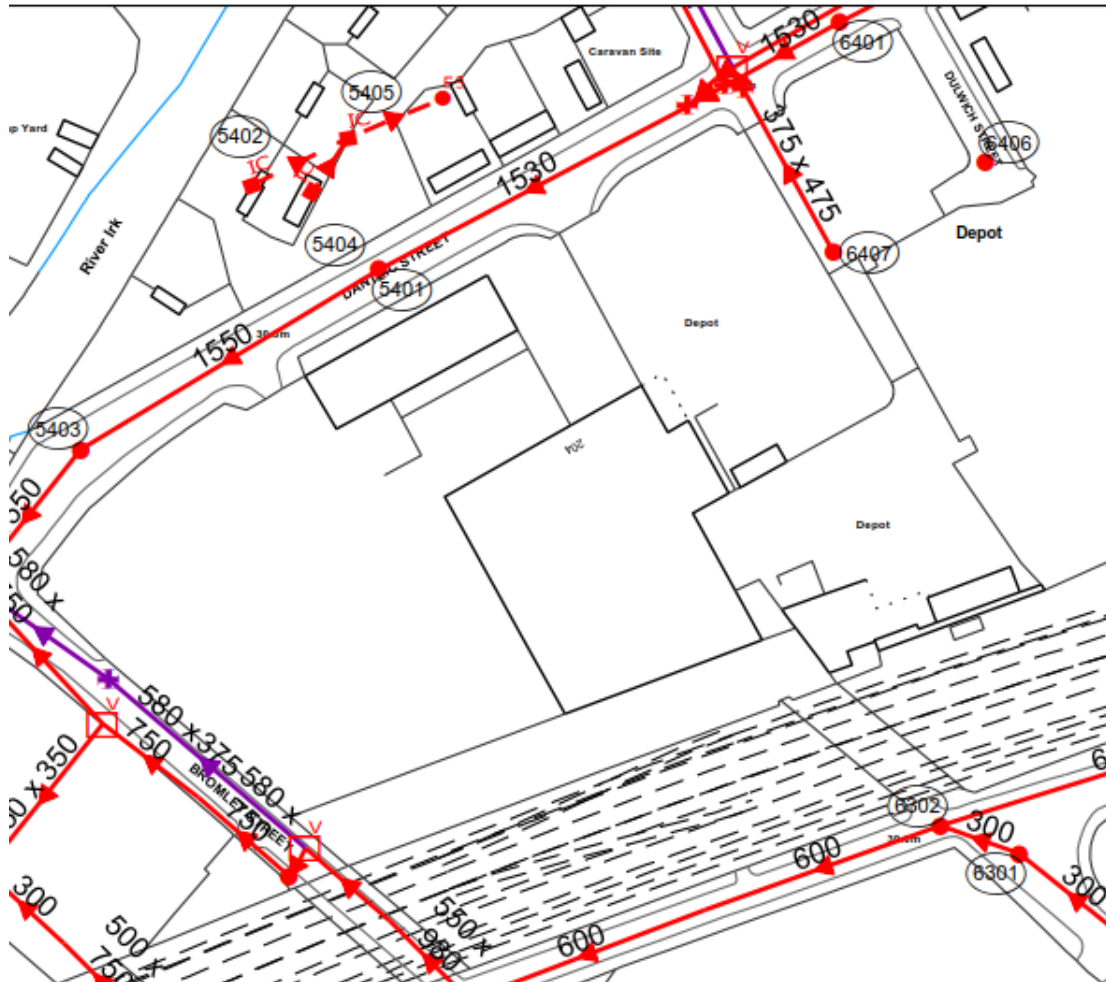


4. EXISTING DRAINAGE ARRANGEMENTS

Foul and surface water from the existing site is drained to the 1530mm combined public sewer in Danzig Street, via a 375 x 475mm combined public sewer located within the eastern boundary of the site. Refer to Figure 3 below.

The entire site (0.76ha) is considered to be impermeable. The existing peak run-off from the site is calculated to be 105 l/s using the modified rational method, assuming a rainfall intensity of 50 mm/hr.

Figure 3 – Extract from United Utilities Sewer Records



5. PROPOSED DRAINAGE ARRANGEMENTS

No changes to the drainage strategy for the site are proposed as part of the temporary use. Site surface water and foul drainage systems will continue to operate as existing, with discharge to the combined public sewer in Dantzic Street.

5. SUMMARY AND CONCLUSION

This note identifies the drainage arrangements associated with the existing site at 202-204 Dantzic Street.

Under the temporary use proposals, there are to be no changes to the external areas and building footprint and thus no increase in the impermeable area of the site. Drainage systems will continue to operate as existing.

There are therefore no proposed increases in surface water discharge rate from the site as a result of the temporary use, and thus flood risk is not increased in accordance with NPPF requirements.