

Drainage Verification Report

The Rossett

Palatine Rd,
Manchester,
M20 3YA

Client Name: John Southworth Builder Limited

Our ref: 31842/LRD

Date: October 2025

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DOCUMENT VERIFICATION

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Issue: 1

Date: Oct 2025

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Revision History:

Rev	Date	Description	Prepared	Checked	Approved
1	Oct 2025	First Issue	MJG	AD	AD

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1. Site Description

1.1 The proposed development involves the construction of a new residential block on the site of a previous block of flats.

1.2 The site is located at the rear of a plot of land off Palatine Road, Manchester.

Grid Reference: SJ 84340 91974

x: 384340 y: 391974

Post Code: M20 3YA

1.3 The site is classified as being at low risk of flooding as it is situated within Flood Zone 1 on the Environment Agency's Flood Map for planning.

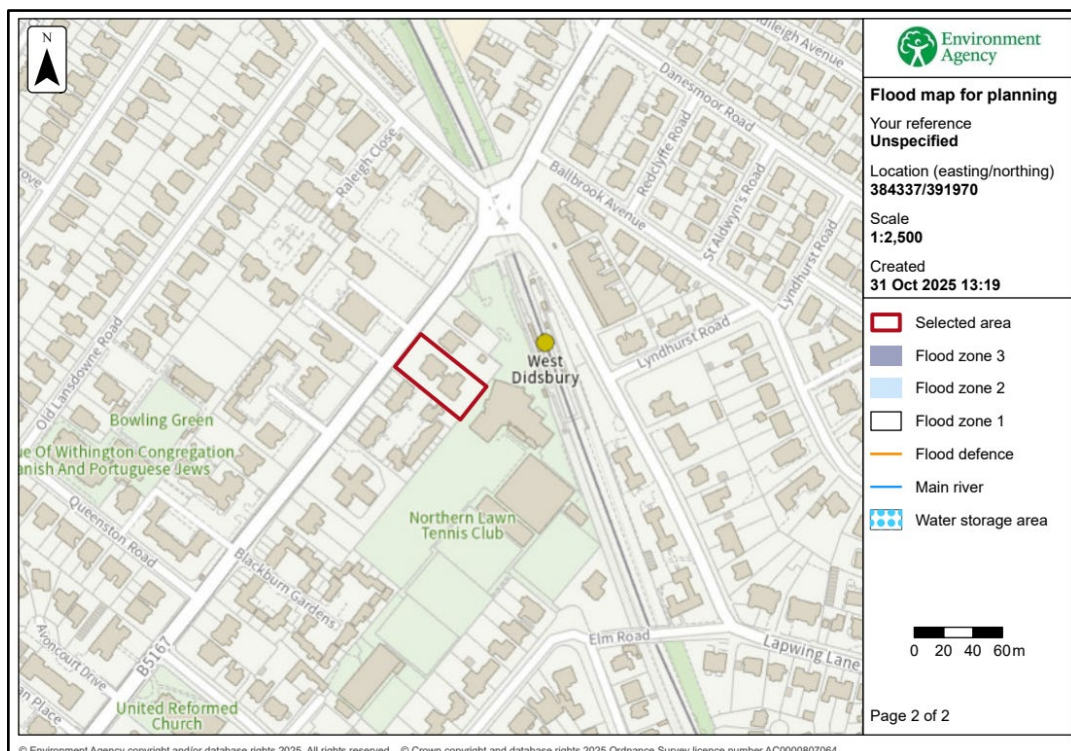


Figure 1: Environment Agency Flood Map for Planning

2. Surface Water Maintenance

As part of the planning process, it is essential to demonstrate how the surface water features will be effectively maintained throughout the entire lifespan of the development. This ensures long-term functionality, environmental compliance, and protection against potential flooding or water-related issues.

A completed Surface Water Management Plan is included in Appendix A, outlining the required tasks and their respective frequencies.

3. Drainage Verification

We have received confirmation from the contractor, along with supporting photographic evidence, that the drainage system has been installed in accordance with the proposed design. An as-built drawing of the drainage installation is provided in Appendix B.

Photographs 1 and 2 show the installation of the Hydrobrake flow control device within manhole SW4. These images provide visual confirmation that the device has been correctly positioned in accordance with the approved drainage design.



Similarly, Photographs 3 and 4 also demonstrate that the below-slab drainage has been installed in accordance with the proposed design.



4. Appendices

4.1. Appendix A

Sustainable Drainage: Operation and Maintenance Plan

Sustainable Drainage: Operation and Maintenance Plan

Your Sustainable Drainage Strategy must also set out ongoing access, operational and maintenance requirements to ensure that the sustainable drainage system will continue to perform as intended throughout its design life. This pro-forma supports developers in devising an effective Operation and Maintenance Plan for all surface water features proposed within a development, aiming to mitigate the risk of failure through robust operation and maintenance protocols for all features.

You **must** submit this proforma along with your Sustainable Drainage Strategy to the Local Planning Authority.

The Planning Practice Guidance sets out that developers must “*ensure their [sustainable drainage] design takes account of the construction, operation and maintenance requirements of both surface and subsurface components, allowing for any personnel, vehicle or machinery access required to undertake this work.*” You must satisfy the LLFA that “*the proposed minimum standards of operation are appropriate and that there are clear arrangements in place for ongoing maintenance.*”

Development Details	
Development Name	The Rossett
Address	Palatine Rd, Manchester, M20 3YA
Development Grid Reference	SJ 84340 91974
Planning Application Reference	136324/FO/2023

Sustainable Drainage: Operation and Maintenance Plan

Sustainable Drainage Feature 1		Dimensions of Sustainable Drainage Feature (as appropriate)	
Type of Sustainable Drainage Feature	Flow Control Chamber	Surface area (m)	
Manufacturer and Model Number	Hydro-Brake MD-SHE-0093-5000-1900-5000	Length (m)	
Unique Identification Number (if available)	To be confirmed	Width (m)	
Design Life	60 years	Depth (m)	
Location of Feature	S4 HYDRO-BRAKE 1500 MH	Side slope (m)	
Access Details	Manhole cover at surface	Bed slope (m)	
Party Responsible for Maintenance		Owner of Feature	
Name		Name	
Address		Address	
Email		Email	
Telephone 1		Telephone 1	
Telephone 2		Telephone 2	
Is the party responsible the Owner?	Yes	Is the Owner the party responsible for maintenance?	Yes
Regular Maintenance Schedule			Expected Maintenance Cost (£)
Weekly	N/A		
Monthly	N/A		
Quarterly	N/A		
Bi-annually	N/A		
Annually	Lift manhole cover and ensure that the flow control is not blocked or partially blocked and is free flowing and fully functioning		
Other (specify)	N/A		
Replacement of Feature	To be confirmed once product provider confirmed		
Remedial Maintenance Schedule			
Tasks in advance of a significant storm	Lift manhole cover and ensure that the flow control is not blocked or partially blocked and is free flowing and fully functioning		
Inspection following a significant storm	If localised flooding is reported, then lift manhole cover and ensure that the flow control is not blocked or partially blocked and is free flowing and fully functioning		
Likely tasks following of a significant storm	N/A		
Contingency Plan			
It should be confirmed that the managing company responsible for maintenance are able to react should localised flooding on site be reported. Localised flooding is usually a sign of a partial or total failure of an element of the drainage system and it is often due to blocked outfalls.			

4.2. Appendix B

As Built Drainage Plan

NOTE: TREE ROOT PROTECTION ZONE TO BE CONFIRMED BY OTHERS PRIOR TO CONSTRUCTION

NOTE: ALL DRAINAGE PENETRATIONS TO BE RODDABLE ABOVE GROUND.

"AS-CONSTRUCTED" DRAWING

THIS DRAWING IS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR. SUTCLIFFE HAVE NOT CARRIED OUT ANY SITE SUPERVISION AND CANNOT VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.

GENERAL NOTES

THIS DRAWING TO READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR / FABRICATOR PRIOR TO COMMENCEMENT OF WORKS.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, RELEVANT BRITISH STANDARDS, STATUTORY HEALTH AND SAFETY/C.D.M. REGULATIONS, RELEVANT CODES OF PRACTICE AND THE CURRENT EDITION OF THE BUILDING REGULATIONS.

FOR FINAL SETTING OUT INFORMATION RELATING TO GRID LINES AND WALL POSITIONS REFER TO THE ARCHITECT'S DRAWINGS.

ALL FINISHED FLOOR LEVELS TO BE CONFIRMED BY ARCHITECT PRIOR TO CONSTRUCTION

ALL COVER LEVELS TO BE CONFIRMED BY ARCHITECT PRIOR TO CONSTRUCTION

ALL DRAINAGE PENETRATING THROUGH FLOOR SLABS AND RAINWATER PIPE LOCATIONS TAKEN FROM ARCHITECTS DRAWINGS. ARCHITECT TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION.

EXISTING SERVICES

CONTRACTOR TO SATISFY THEMSELVES THAT EXISTING AND PROPOSED SERVICES DO NOT CLASH WITH PROPOSED DRAINAGE

THE CONTRACTOR PRIOR TO START OF WORKS IS TO ENSURE THAT PROPOSED DRAINAGE LEVELS DO NOT INTERFERE WITH SERVICES. ALL DISCREPANCIES SHALL BE REPORTED TO ENGINEER IMMEDIATELY.

THE CONTRACTOR SHALL CHECK ALL EXISTING COVER / INVERT LEVELS AND PIPE / SEWER SIZES ON SITE PRIOR TO START OF WORKS TO ENSURE PROPOSED DRAINAGE CAN BE CONSTRUCTED AS INDICATED ON THE DRAWING. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

ALL REDUNDANT DRAINAGE WITHIN SITE TO BE GRUBBED UP, CHASED AND SEALED TO APPROVAL OF LOCAL AUTHORITY

PROPOSED DRAINAGE

OUTSIDE EDGE OF ADOPTED SEWER SHALL NOT ENCR OACH WITHIN 1M OF KERB FACE. OUTSIDE EDGE OF ADOPTED MANHOLES SHALL NOT ENCR OACH WITHIN 0.5M OF KERB FACE.

ALL DRAINAGE IN HIGHWAYS/CAR PARKING AREAS/DRIVEWAYS LESS THAN 1.2M DEEP TO BE CONCRETE ENCASED.

ALL PPIC'S GREATER THAN 1.2M DEEP TO HAVE REDUCED ACCESS COVERS TO PREVENT MAN ENTRY.

SURFACE WATER DRAINAGE:
ALL PRIVATE SURFACE WATER DRAINAGE TO BE 100MM Ø AT 1:80 GRADIENT UNLESS NOTED OTHERWISE. ALLOWANCE TO BE MADE FOR DRIVEWAY GULLIES AND ASSOCIATED DRAIN RUNS WHERE APPLICABLE

FOUL WATER / COMBINED DRAINAGE:
ALL UNDERSLAB FOUL WATER DRAINAGE TO BE 100MM Ø AT 1:40 GRADIENT UNLESS NOTED OTHERWISE ALL OTHER PRIVATE FOUL WATER DRAINAGE TO BE 100MM Ø AT 1:80 GRADIENT UNLESS NOTED OTHERWISE
INTERNAL VENTING OF DRAINAGE SYSTEM TO ARCHITECTS DETAILS
ALL INTERNAL SP/SVP POSITIONS TO BE CONFIRMED BY ARCHITECT PRIOR TO CONSTRUCTION OF GROUND FLOOR SLAB

DRAINAGE KEY

- SITE BOUNDARY
- EXTG COMBINED DRAINAGE
- EXTG DRAIN TO BE ABANDONED
- PROPOSED FOUL WATER DRAINAGE
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED COMBINED DRAINAGE
- RAIN WATER PIPE
- SOIL PIPE - REFER TO ARCHITECTS PLAN FOR VENTING DETAILS
- RODDING EYE
- NON RETURN VALVE

F01	AS BUILT ISSUE	24.10.25	MJB	DS
Rev	Description	Date	By	Chkd

Drawing Status
AS CONSTRUCTED DRAWING



Client
GREAT PLACES, CUBE HOMES

Project
THE ROSSETT
PALATINE ROAD
MANCHESTER

Drawing Title
PROPOSED DRAINAGE PLAN

Date OCT 22	Drawn By MJG	Checked By DS
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Scale at A1 1:100	Project Number 31842
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Sheet Number 31842-SUT-ZZ-XX-DR-C-6200	Revision F01
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