WML CONSULTING
Civil, Structural and Geotechnical Engineers

Sustainable Drainage System Strategy

for a development at the

Transmission Building, St John's, Manchester

undertaken on behalf of

Aviva

12657-WML-00-XX-RP-C-0001
April 2026

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Revision Status / History

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1.0 INTRODUCTION

1.1 WML Consulting Ltd have been commissioned by Aviva to provide a Sustainable Drainage System (SuDS) strategy to support a planning application for a proposed development at the existing Transmission Building, which is located in the St. John's area of Manchester city centre.

2.0 EXISTING SITE AND PROPOSED DEVELOPMENT

Site location and description

2.1 The existing Transmission Building is located on Atherton Street, St. John's, Manchester, M3 3GS. It is centred on approximate Ordnance Survey National Grid reference 383193 E / 397973 N.

2.2 The Transmission Building was constructed as part of the recent re-development of the old Granada Studios site. It is a ten-storey commercial / office use (B1) building, with ground floor retail and workspaces (A1/A3 and / or B1).

2.3 The development is proposed solely at the roof level of the existing building.

2.4 A plan indicating the existing layout can be found at appendix 01.

Proposed development

2.5 It is understood that the proposed development involves the creation of a roof terrace to improve the building's amenities by converting an existing largely vacant flat roof area into a shared outdoor space for social interaction, collaboration, events, etc. to promote a community culture.

2.6 A plan indicating the proposed layout can be found at appendix 01.

3.0 SUSTAINABLE DRAINAGE SYSTEM STRATEGY

3.1 Manchester City Council (MCC) encourages the use of sustainable drainage systems (SuDS) on proposed developments, with both types of SuDS (infiltration and / or attenuation) being promoted for consideration.

3.2 Where SuDS measures are cannot be employed on a development, the reasoning behind this needs to be confirmed to MCC at planning stage.

3.3 Given the relatively limited extents and the nature of the proposed development, i.e. works at roof level only, it is clear that traditional ground level SuDS measures such as swales, filter drains, detention basins, attenuation ponds, etc. are not appropriate in this instance.

3.4 However there are some SuDS measures that could be considered in this situation, and the potential use of these is discussed below.

3.5 Green roofs could be utilised to reduce surface water runoff rates and volumes, whilst improving biodiversity. However, whilst there is a new roofed area proposed as part of the development, it is to be in the form of a retractable canopy type roof, which is not compatible with green roof construction techniques.

3.6 Blue roofs could be utilised to reduce surface water runoff rates and volumes. However, whilst there is a new roofed area proposed as part of the development, it is to be in the form of a retractable canopy type roof, which is not compatible with blue roof construction techniques.

3.7 Porous surfacing could be utilised to reduce surface water runoff rates and volumes. However, the existing paving, which forms part of the existing roof construction, is to be retained. Hence there is no scope to add porous surfacing in this instance.

3.8 Green wall systems could be utilised to reduce surface water runoff rates and volumes, whilst improving biodiversity and to aid cooling during hot weather. However, it is understood that the proposed development does not involve the creation of any new walls.

3.9 Planter based bio-retention features, i.e. planters for herbs, plants, shrubs, small trees, etc. could be utilised to reduce surface water runoff rates and volumes when compared against the existing situation. Such features would also improve biodiversity and aid cooling during hot weather. A plan indicating the landscaping proposals can be found at appendix 02. From this plan it can be seen that it is proposed to incorporate various planters in the development.

3.10 Other than the measures outlined above, it is not proposed to make any significant changes to the existing building's roof drainage system.

4.0 SUMMARY

4.1 WML Consulting Ltd have been commissioned by Aviva to provide a Sustainable Drainage System (SuDS) strategy to support a planning application for a proposed development at the existing Transmission Building, which is located in the St. John's area of Manchester city centre.

4.2 The development is proposed solely at the roof level of the existing building, and it involves the creation of a roof terrace to improve the building's amenities by converting an existing largely vacant flat roof area into a shared outdoor space for social interaction, collaboration, events, etc. to promote a community culture.

4.3 Given the relatively limited extents and the nature of the proposed development, it is clear that traditional ground level SuDS measures such as swales, filter drains, detention basins, attenuation ponds, etc. are not appropriate in this instance.

4.4 There are though some SuDS measures that could be considered in this situation, i.e. green roofs, blue roofs, porous surfacing, green wall systems. However these measures have been discounted in this instance for a range of reasons as outlined in chapter 3.

4.5 It is proposed to include planter based bio-retention features, i.e. planters for herbs, plants, shrubs, small trees, etc. to reduce surface water runoff rates and volumes when compared against the existing situation. Such features will also improve biodiversity and aid cooling during hot weather. A plan indicating the landscaping proposals can be found at appendix 02.

4.6 Other than the measures outlined above, it is not proposed to make any significant changes to the existing building's roof drainage system.

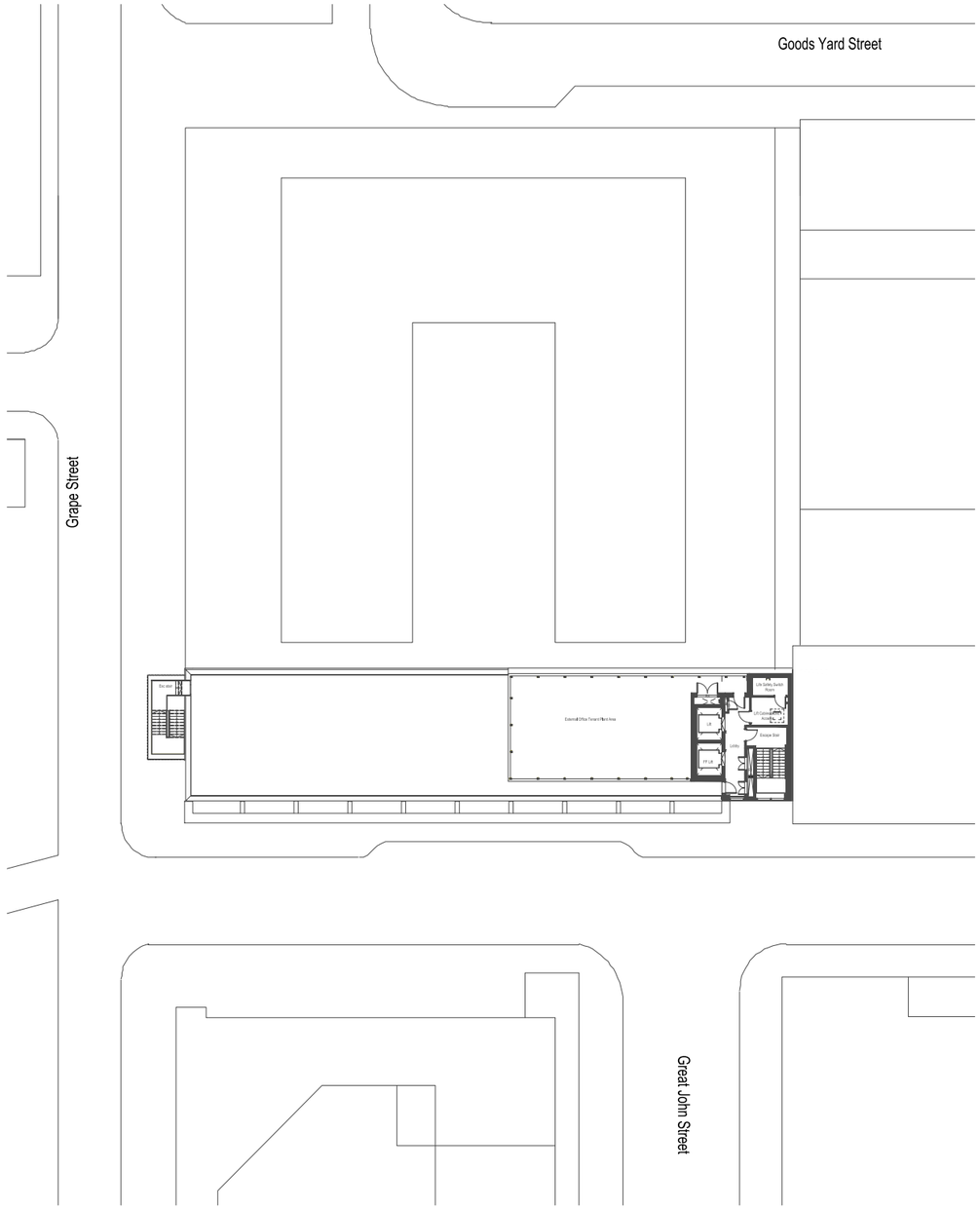
Appendix 01

Existing and proposed layout plans

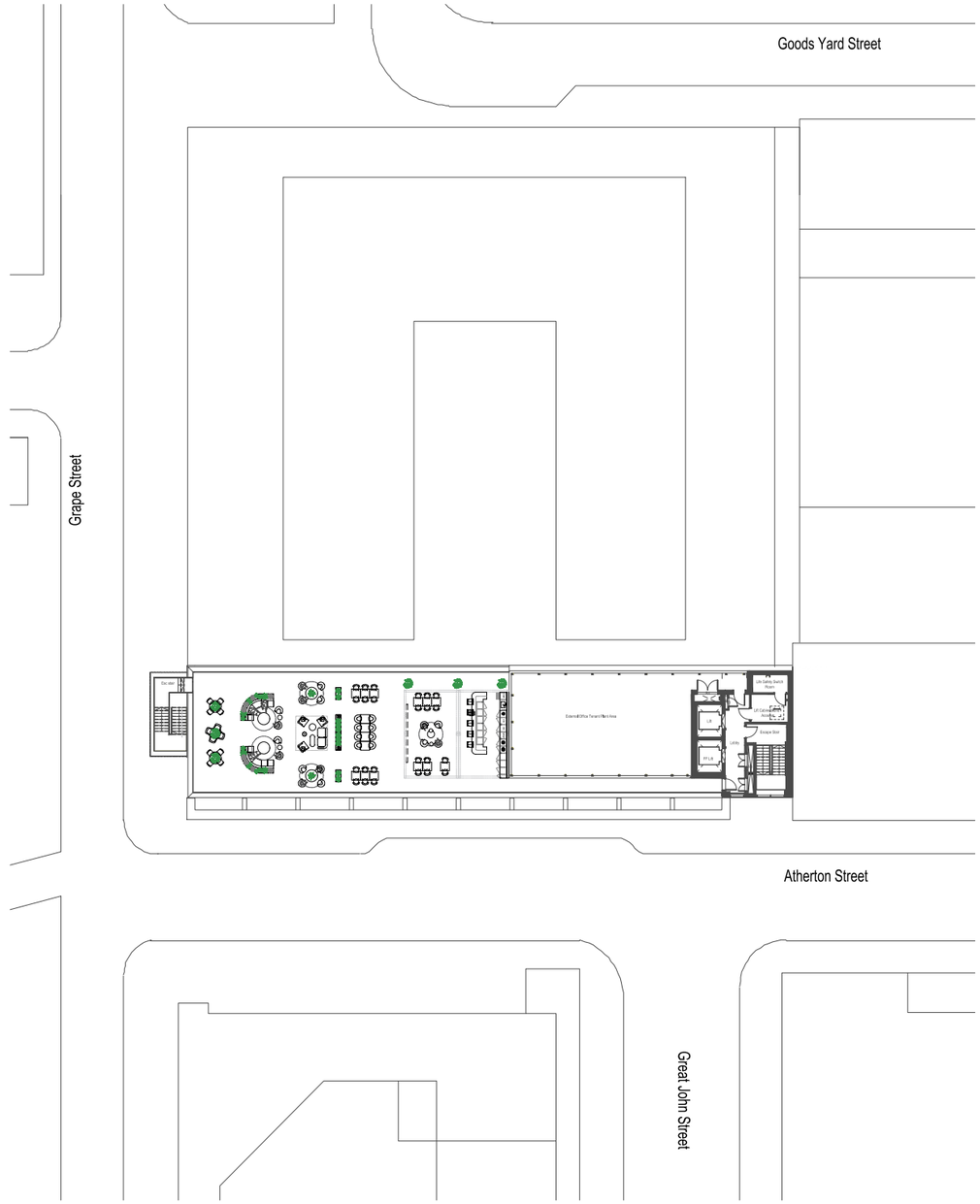
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- Drawing has been prepared by SID to record the scope of intent only.
- Survey information on base build provided by others.



Existing Site Plan
1:250



Proposed Site Plan
1:250

N

0 5 10 15 20
Scale 1:250

Rev:	Details:	By:	Date:

FOR INFORMATION

Client:
Aviva

Project:
St John's Transmission

Drawing Title:
Existing and Proposed Site Plan

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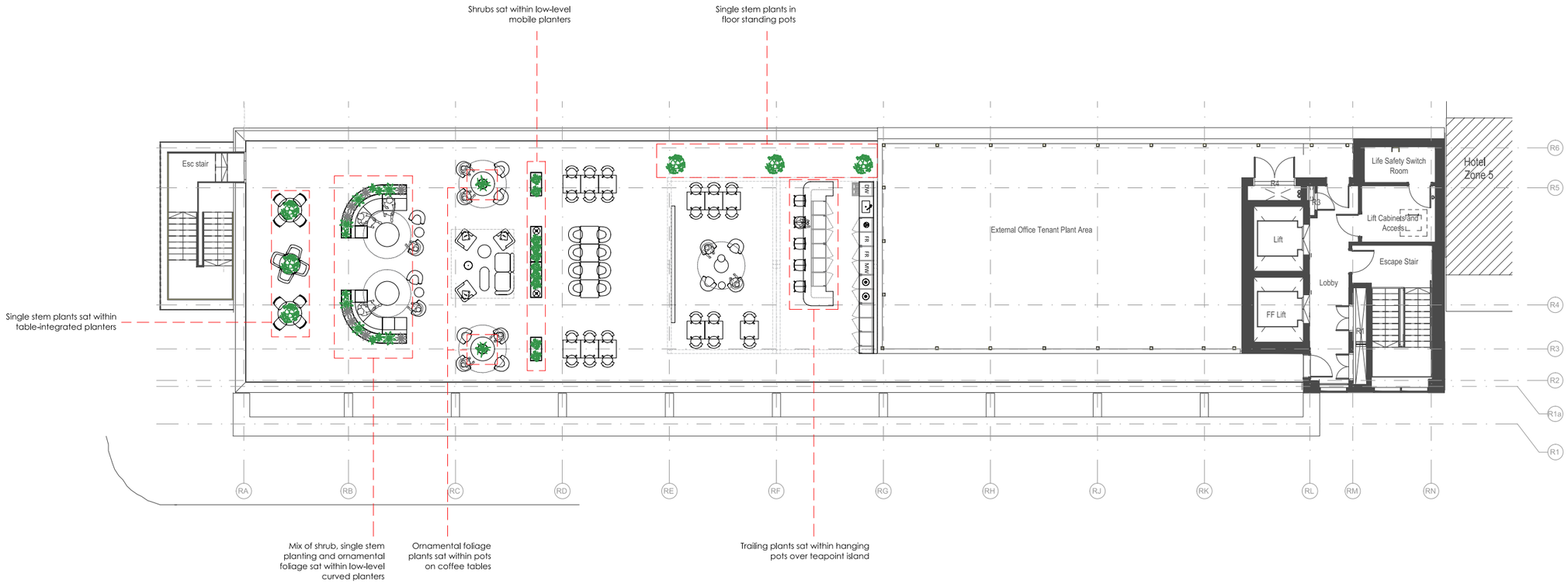
Appendix 02

Proposed landscaping layout plan

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Proposed Landscape plan
1:100

N

0 2 4 6 8 10
Scale 1:100

Rev:	Details:	By:	Date:

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Client:
Aviva

Project:
St John's Transmission

Drawing Title:
Proposed Landscape Plan

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