Surface Water Hierarchy

Infiltration - not possible to due to the site constraints - the building occupies a large potion of the footprint foundations will be within 5m of any proposed soakaway and therefore unviable. Initial investigations indicate stiff clay superficial deposits over sandstone bedrock - this will prevent the use of infiltration.

Water course - there are no nearby water course that are within a suitable distance from site that would not entail crossing 3rd party

Surface Water Sewer - located on Store Street, connection as proposed.

SuDS Assessment

The assessment for infiltration cannot be carried out on site due to the existing site level and amount of existing fill on site.

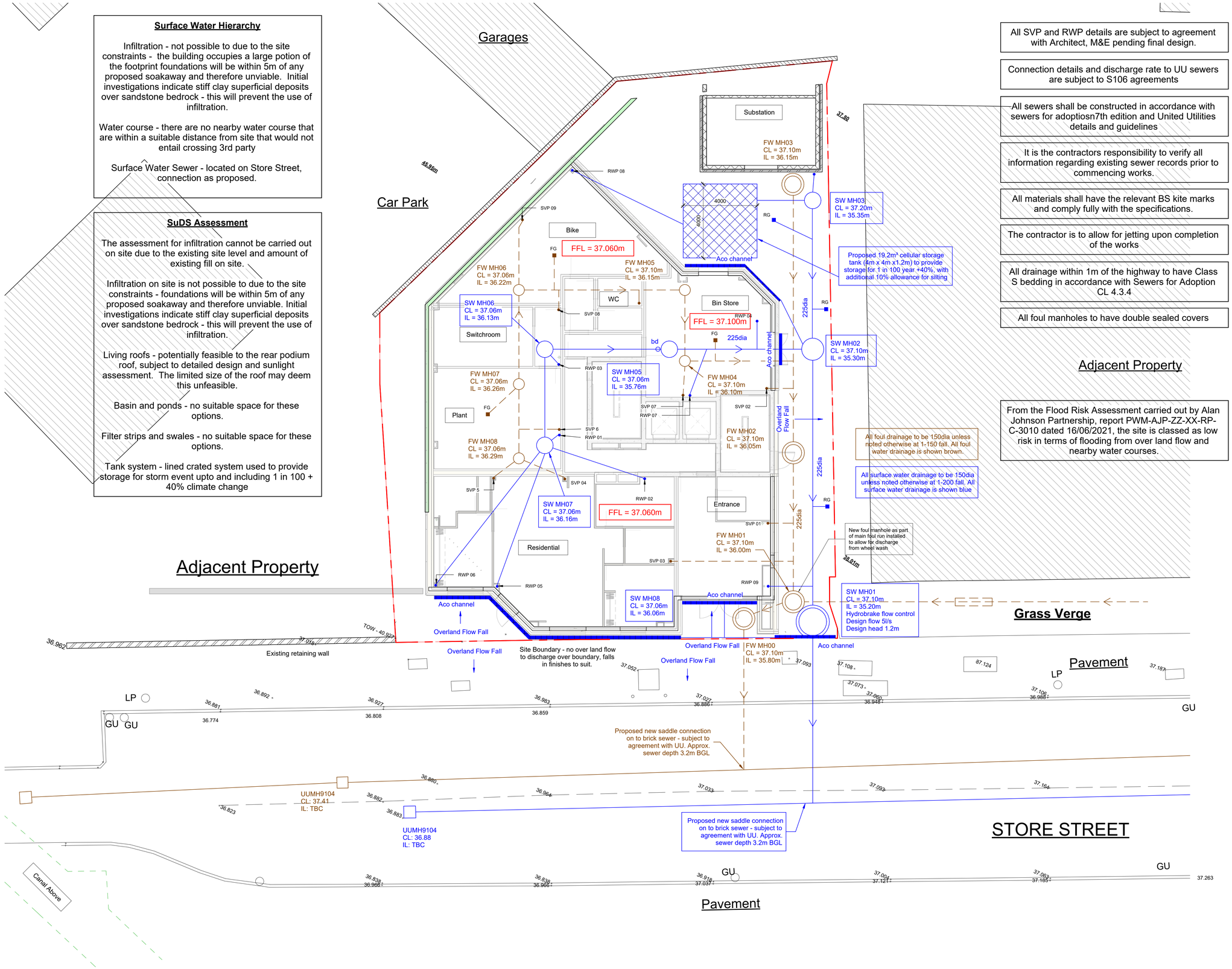
Infiltration on site is not possible to due to the site constraints - foundations will be within 5m of any proposed soakaway and therefore unviable. Initial investigations indicate stiff clay superficial deposits over sandstone bedrock - this will prevent the use of infiltration.

Living roofs - potentially feasible to the rear podium roof, subject to detailed design and sunlight assessment. The limited size of the roof may deem this unfeasible.

Basin and ponds - no suitable space for these options.

Filter strips and swales - no suitable space for these options.

Tank system - lined crated system used to provide storage for storm event upto and including 1 in 100 + 40% climate change



All SVP and RWP details are subject to agreement with Architect, M&E pending final design.

Connection details and discharge rate to UU sewers are subject to S106 agreements

All sewers shall be constructed in accordance with sewers for adoptiosn7th edition and United Utilities details and guidelines

It is the contractors responsibility to verify all information regarding existing sewer records prior to commencing works.

All materials shall have the relevant BS kite marks and comply fully with the specifications.

The contractor is to allow for jetting upon completion of the works

All drainage within 1m of the highway to have Class S bedding in accordance with Sewers for Adoption CL 4.3.4

All foul manholes to have double sealed covers

Adjacent Property

From the Flood Risk Assessment carried out by Alan Johnson Partnership, report PWM-AJP-ZZ-XX-RP-C-3010 dated 16/06/2021, the site is classed as low risk in terms of flooding from over land flow and nearby water courses.

1 PLAN ON SURFACE AND FOUL WATER BELOW GROUND DRAINAGE

1 : 100

DO NOT SCALE THIS DRAWING A1

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Revisions

Rev	Date	Description	Drawn	Checked
C1	24/02/26	Construction Issue	SB	JG

DRAWING STATUS: BSR

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CLIENT: M1 DEVELOPMENTS

PROJECT: STORE STREET, MANCHESTER

DRAWING TITLE: BELOW GROUND DRAINAGE ARRANGEMENT

DATE CREATED	DRAWING SCALE:	DRAWN BY:	CHECKED:	QA CATEGORY:
09/25/25	1 : 100	Author	Checker	

Drawing Number: LV0118-TC- SS-GND-DR-C-050 REV: C1