Woolgar Hunter engineers

Drainage Statement

Maybrook House, Manchester
Deansgate Ventures Ltd.

Project: Maybrook House, Manchester

Client: Deansgate Ventures Ltd.

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1.0 Introduction

Woolgar Hunter has been appointed by Deansgate Ventures Ltd. to provide engineering consultancy services for the refurbishment and vertical extension of Maybrook House, in Manchester City Centre.

1.1 The Project

The project comprises the adaptive reuse of the existing 1970s office building, together with a vertical extension to accommodate a proposed hotel development.

The redevelopment will involve the selective dismantling of elements of the existing structure, while retaining the majority of the structural frame. Removal of the rooftop structure will facilitate a two-storey vertical extension across the full footprint of the existing U-shaped building.

1.2 Report Content

The purpose of this report is to demonstrate to Manchester City Council, as the Local Planning Authority, and the relevant statutory consultees, namely United Utilities and the Environment Agency, that the proposed development can be drained in a sustainable manner.

The report describes the proposed surface water management strategy for the site, developed with reference to the *Greater Manchester's Sustainable Drainage Design Guide* and the *National standards for sustainable drainage systems (SuDS)* published by Greater Manchester Combined Authority and the UK Government, respectively.

The report summarises the existing arrangement of foul and surface water drainage at the site, provides a brief description of the proposed development, and outlines the proposed drainage strategy for the completed scheme.

It also provides recommended maintenance requirements for the surface water drainage network, including any SuDS, and identifies who is responsible for this maintenance.

Proposals described in this report represent the design intent and may be subject to alteration or adjustment in completing the detailed design for this project. Where such adjustments are undertaken as part of the detailed design and are deemed a material deviation from the intent contained in this document, prior approval shall be obtained from the relevant authority in advance of commencing such works.

This report has been prepared, in part, based on the interpretation and assessment of information provided by third parties. Whilst reasonable endeavours have been made to review this information, no responsibility can be accepted for the accuracy or completeness of third-party data. The conclusions and recommendations presented herein may be subject to change should additional or revised information become available after the date of issue.

2.0 Existing Site

The following section describes the existing site and its current drainage arrangements.

2.1 Site Location & Description

Located in Manchester City Centre, the development site is bounded by Blackfriars Street to the north, Parsonage to the west, Deansgate to the east, and Parsonage Lane to the south. The site extends to approximately 0.214 hectares and is fully developed, comprising an existing multistorey building that addresses the surrounding public realm, with a private paved service yard located to the rear.

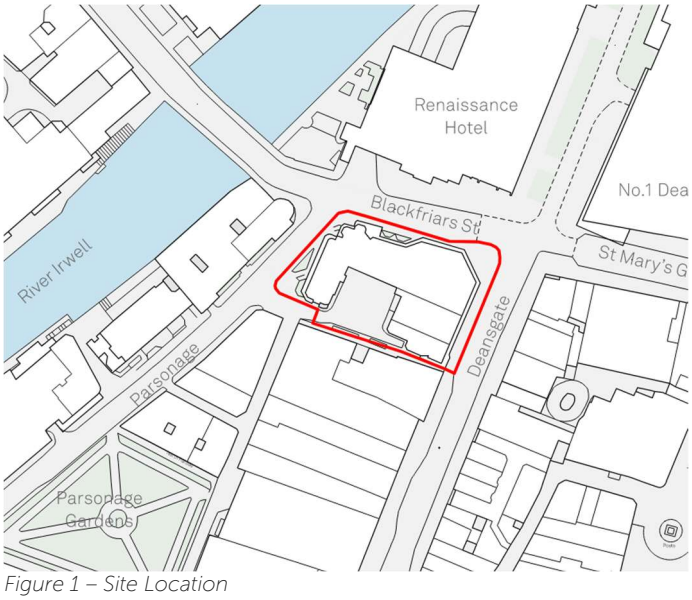


Figure 1 – Site Location

2.2 Topography & Watercourses

The site topography generally falls from east to west, with a level change of approximately 1.3–2.0m (34.25m to 36.25m AOD). There is also a fall from south to west across the site, with a level variation of approximately 0.4–1.5m (35.25m to 36.25m AOD).

The River Irwell is the nearest watercourse, flowing in a south-westerly direction and located approximately 40m to the west of the site at its closest point.

2.3 Existing Drainage & Sewers

United Utilities' asset plans indicated an established network of combined sewers below the roads around the site including:

- 150mm (TBC) concrete sewer to the south
- 300x400mm brick sewer to the west in Parsonage
- 300-450mm VC and 450mm concrete sewers to the north in Blackfriars St
- 500mm concrete sewer to the east in Deansgate

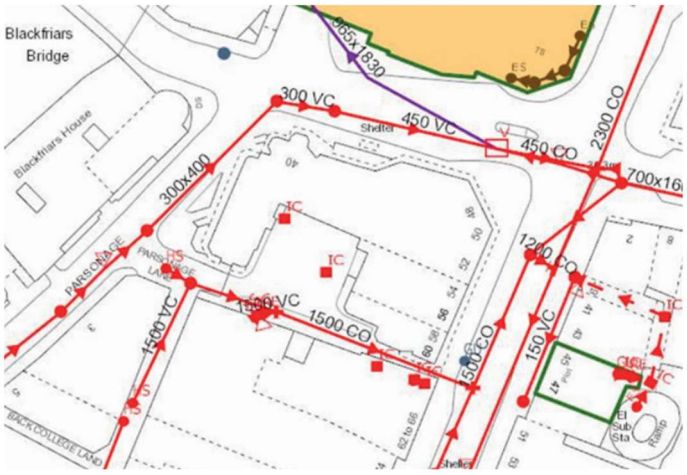


Figure 2 – Extract of United Utilities Wastewater Record Plan

No records of the existing private building drainage are available. However, based on the age of the building, it is assumed that the below-ground drainage within the site is combined and discharges to the adjacent combined sewer network.

All rainwater falling on the site is currently drained via a positive drainage system, which is assumed to discharge to the combined sewer network. During exceedance events, any surplus surface water is likely to flow overland onto the adjacent roads network before ultimately draining towards the River Irwell.

A CCTV survey undertaken in 2024 confirmed two combined drainage connections serving the existing building, discharging to the combined sewer network in Parsonage (to the west) and Blackfriars Street (to the north).

3.0 Proposed Drainage Strategy

The following section outlines the proposed drainage strategy for the development, including surface water management, foul water drainage, maintenance responsibilities, and associated statutory approvals.

3.1 Surface Water Management

3.1.1 Surface Water Disposal

To minimise the impact of the development on existing drainage infrastructure and the downstream catchment, the disposal of surface water has been considered in accordance with the recognised hierarchy set out within the Planning Practice Guidance (PPG), and local guidance. This prioritises the management of surface water as close to source as reasonably practicable, as follows:

- Re-use, i.e. rainwater harvesting
- Discharge to ground (Infiltration / soakaway)
- Discharge to watercourse
- Connection to public surface water sewer
- Connection to public combined sewer

Following an appraisal of the disposal options, it is proposed that surface water is discharged (subject to the approval of United Utilities and Manchester City Council) from the development site to the existing combined sewer network located within the surrounding carriageways, via the existing connection(s).

3.1.2 Proposed Surface Water Management

Surface water runoff from the proposed development will be managed in accordance with national and local policy, which seeks to control runoff rates and volumes, improve water quality, and deliver wider environmental benefits, including amenity and biodiversity where practicable.

Due to the nature of the development – the reuse of an existing city centre building with a vertical extension – opportunities for the inclusion of conventional SuDS source control, flow control and on-site attenuation features are significantly constrained. In particular, the retention and reuse of the existing structural frame limits the opportunity to introduce additional loading associated with green roofs or above-ground attenuation systems, such as blue roofs. Similarly, the continued use of the existing paved service yard restricts the feasibility of incorporating infiltration or landscaped SuDS features at ground level.

In the absence of any SuDS interventions, it is proposed that surface water runoff will continue to be managed via the existing positive drainage system, discharging to the combined sewer network. This approach reflects the highly constrained urban setting and the impracticality of achieving higher levels of the drainage hierarchy without significant structural intervention.

The site is currently fully developed, and as such the proposed development will not increase impermeable area. Accordingly, peak runoff rates will not exceed the existing discharge regime, thereby avoiding any increase in downstream flood risk. With regard to water quality, the retention of established drainage arrangements and building reuse minimises the introduction of new sources of contamination, and appropriate good practice measures will be implemented during both construction and operation.

Opportunities to deliver enhancements in amenity and biodiversity through surface water management are limited by the site constraints.

During exceedance events, surface water will follow existing overland flow routes, discharging towards the surrounding highway network and ultimately the wider catchment. The proposed development will not introduce new exceedance flow paths that would increase flood risk to third parties.

3.2 Foul Water

It is proposed that foul water generated from the development will be drained via an internal building drainage system (designed by others), connecting to either existing or new below ground gravity drainage laid to appropriate falls. This will connect to the existing combined sewer network via existing connection(s), subject to the approval of United Utilities.

3.3 Maintenance

3.3.1 Adoption

All drainage infrastructure within the site curtilage, up to the point of discharge at the disconnecting manholes, will remain private. Accordingly, the ongoing operation and maintenance of the drainage, including any associated SuDS features will be the responsibility of the landowner and any appointed management company.

3.3.2 Maintenance

All drainage systems, including any SuDS components, should be subject to regular inspection and maintenance to ensure their continued efficient operation and to reduce the risk of system failure. Given that SuDS features are typically located at or near the surface, many elements can be maintained using standard landscape management practices.

A drainage maintenance plan will typically comprise a combination of routine and periodic activities, together with provisions for occasional and long-term remedial works, as required to maintain system performance.

3.4 United Utilities Consultation & Approvals

The proposed development will require approval from United Utilities for connection to the public sewer network. A pre-development enquiry (PDE) will be submitted to confirm available wastewater network and treatment capacity in relation to the proposed foul and surface water discharge.

The drainage proposals will require technical approval from United Utilities. A Section 106 application, under the Water Industry Act 1991, will be submitted to obtain consent to connect to the public sewer following completion of the detailed design.

Approval will also be required from United Utilities for any works undertaken in proximity to existing sewer assets. This may include requirements for pre- and post-construction CCTV surveys, together with the implementation of agreed protection measures throughout the construction period.

4.0 Summary & Conclusions

4.1 Project Description

The site is an approximately 0.214 hectare fully developed plot located in Manchester City Centre.

The project comprises the adaptive reuse of the existing 1970s office building, together with a vertical extension to accommodate a proposed hotel development.

4.2 Existing Drainage

United Utilities' asset records show an established network of public combined sewers around the site.

No records of the existing private building drainage are available. However, based on the age of the building, it is assumed that the below-ground drainage within the site is combined and discharges to the adjacent combined sewer network.

All rainwater falling on the site is currently drained via a positive drainage system, which discharges to the combined sewer network. During exceedance events, any surplus surface water is likely to flow overland onto the adjacent highway network before ultimately draining towards the River Irwell.

4.3 Proposed Surface Water Drainage

The proposed surface water management strategy adopts a pragmatic approach for a constrained brownfield site, with runoff continuing to discharge to the existing combined sewer network, without increasing peak flows or downstream flood risk, subject to approval from United Utilities. Opportunities for SuDS are limited by structural and site constraints. The proposed approach addresses water quantity, quality, amenity and biodiversity proportionately, with no adverse impacts anticipated during exceedance events.

4.4 Proposed Foul Water Drainage

It is proposed that foul water from the development will be discharged via existing drainage connections to the existing combined sewer network, subject to approval from United Utilities.

4.5 Maintenance

All drainage within the site will remain private and will be maintained by the landowner or appointed management company.

Appendix A
Drawings

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