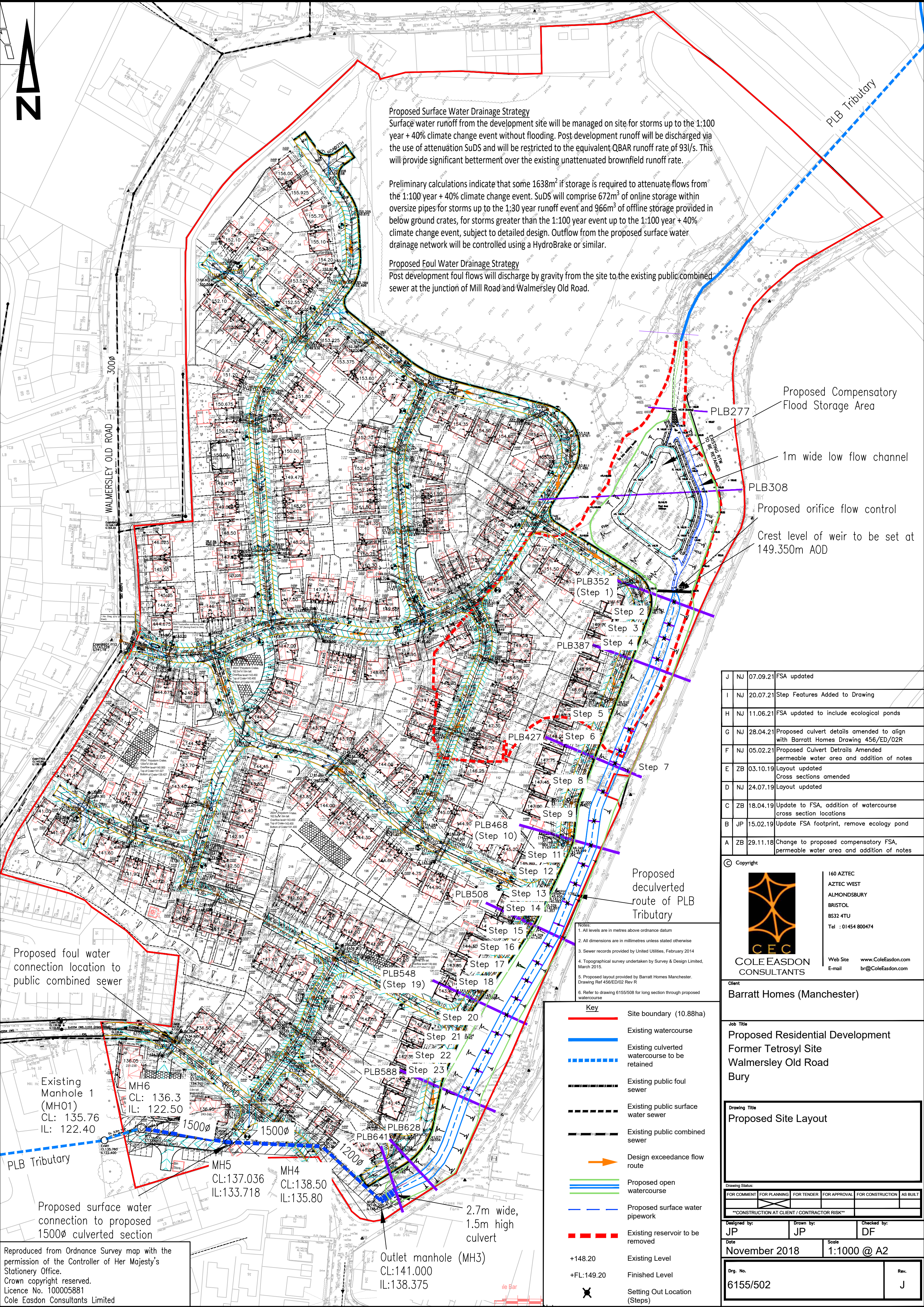




Proposed Surface Water Drainage Strategy
Surface water runoff from the development site will be managed on site for storms up to the 1:100 year + 40% climate change event without flooding. Post development runoff will be discharged via the use of attenuation SuDS and will be restricted to the equivalent QBAR runoff rate of 93l/s. This will provide significant betterment over the existing unattenuated brownfield runoff rate.

Preliminary calculations indicate that some 1638m² of storage is required to attenuate flows from the 1:100 year + 40% climate change event. SuDS will comprise 672m³ of online storage within oversized pipes for storms up to the 1:30 year runoff event and 966m³ of offline storage provided in below ground crates, for storms greater than the 1:100 year event up to the 1:100 year + 40% climate change event, subject to detailed design. Outflow from the proposed surface water drainage network will be controlled using a HydroBrake or similar.

Proposed Foul Water Drainage Strategy
Post development foul flows will discharge by gravity from the site to the existing public combined sewer at the junction of Mill Road and Walmsley Old Road.

Proposed Compensatory Flood Storage Area
1m wide low flow channel
Proposed orifice flow control
Crest level of weir to be set at 149.350m AOD

J	NJ	07.09.21	FSA updated
I	NJ	20.07.21	Step Features Added to Drawing
H	NJ	11.06.21	FSA updated to include ecological ponds
G	NJ	28.04.21	Proposed culvert details amended to align with Barratt Homes Drawing 456/ED/02R
F	NJ	05.02.21	Proposed Culvert Details Amended permeable water area and addition of notes
E	ZB	03.10.19	Layout updated Cross sections amended
D	NJ	24.07.19	Layout updated
C	ZB	18.04.19	Update to FSA, addition of watercourse cross section locations
B	JP	15.02.19	Update FSA footprint, remove ecology pond
A	ZB	29.11.18	Change to proposed compensatory FSA, permeable water area and addition of notes

Copyright



COLE EASDON CONSULTANTS

160 AZTEC
AZTEC WEST
ALMONDSBURY
BRISTOL
BS32 4TU
Tel : 01454 800474

Web Site www.ColeEasdon.com
E-mail br@ColeEasdon.com

Client
Barratt Homes (Manchester)

Job Title
**Proposed Residential Development
Former Tetrosyl Site
Walmsley Old Road
Bury**

Drawing Title
Proposed Site Layout

Drawing Status:			
FOR COMMENT	FOR PLANNING	FOR TENDER	FOR APPROVAL
FOR CONSTRUCTION	AS BUILT		
CONSTRUCTION AT CLIENT / CONTRACTOR RISK			
Designed by:	Drawn by:	Checked by:	
JP	JP	DF	
Date	Scale		
November 2018	1:1000 @ A2		
Drg. No.			Rev.
6155/502			J

Reproduced from Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office.
Crown copyright reserved.
Licence No. 100005881
Cole Easdon Consultants Limited