



Scale 1:150

Drainage Notes

1. This drawing shall be read in conjunction with all other relevant drawings.

2. Any ambiguities, omissions and errors on Drawings, shall be brought to the Engineers attention immediately.

3. The Contractor shall confirm the location and level of existing drainage outfalls prior to commencement of the drainage works.

4. Exact locations of proposed manholes and inspection chambers to be determined on site.

5. All pipes built into the manhole inverts shall be installed with soffits levels. Unless shown otherwise.

6. Connections to road gulleys shall be in 150mm nominal bore. Connections to other terminal fittings shall be in 100mm nominal bore pipes. Unless shown otherwise.

7. Cover levels shown are approximate and shall be adjusted and confirm on site by the Contractor.

8. The Contractor shall control accurate line and level of pipe laying by use of an optical laser.

9. The Contractor shall protect the pipework from damage by site traffic during construction.

10. Pipework and fittings shall comply with the following requirements except where noted otherwise:

11. All rest bend to stacks of more than 3 storeys (i.e. extending above Ground + 3) to be 750mm below lowest branch, i.e. min 600mm below GFL. All other rest bends to be minimum 450mm below FFL.

12. All drains passing through walls or foundations to have 600mm long rocker pipes either side with concrete surround and soft joint at coupling.

13. All SVP and stub stack connections to have sealed access covers for rodding and cleaning.

14. Pipework with less than 600mm cover from finished road level shall be protected with a 150mm C20 concrete bed and surround. Flexible joints shall be maintained at 5 metre centres on pipe joints with compressible sheet 18mm thick.

15. Trenches in highways and car parking areas shall be backfilled with Type 1 granular sub-base.

16. Road gulleys shall be constructed using a 900mm deep x 375mm diameter gully pot, surrounded by 150mm thickness C20 concrete, with rodding eye and channel stopper.

17. Gully covers shall be Grade B captive hinged ductile iron to BS487 black coated.

18. Unless noted otherwise manhole covers shall be ductile iron to BS487 black coated with 600 x 600 square opening as follows:
Highways - Class D400
Car Parks - Class C250
Landscaped - Class B125

19. Connections in pipes between manholes runs shall be formed by using purpose made 45° junction fittings to BS65. Bend fittings shall be provided where appropriate to direct the flow into the main runs. Alternatively main pipes may be diamond cored to take lateral connections with a saddle fitting to BS65 and 100mm C20 concrete surround.

20. The Contractor shall confirm the location of all existing statutory undertakers apparatus and service connections by 10am prior to opening up for the works.

21. All inlet and outlet pipes from manholes require rocker pipes in accordance with UU standard Details.

Materials

1. Protection to drains and gully connections may be concrete bed and surround between cover depths to 450mm to 200m.

2. All pipes and joints for use in drains shall comply with the manufacturers requirements.

3. Clay Pipes

a. Clay pipes to be used for sewerage shall be British Standard pipes and pipes for surface water shall be either British Standard or British Standard.

b. Surface Water' all manufactured to the requirements of BS EN 295 and BS65:1991. The pipes shall be Type 1 sockets and supplied complete with the manufacturer's recommended flexible joints, or with Type 2 Sockets for cement mortar joints or plain ended pipes supplied with sleeve couplings.

c. Watertight Flexible Joints for clayware pipes shall comply with BS EN 295 and BS65:1991.

4. Concrete Pipes

a. Concrete pipes for general drainage shall comply with the requirements of BS EN 1916:2002 and BS6911-1:2002, except that they may be complete

b. with watertight flexible joints, as supplied by the manufacturer.

c. Watertight flexible joints shall be so constructed as to tolerate a longitudinal movement of 10mm without breaking the seal.

5. Unplasticised Polyvinyl Chloride (PVC-U) Pipes shall conform to BS EN 1461-1:2009, BS EN 13506-1:2003, BS3506:1999 and BS4600:2000 for pipes up to 1600mm nominal external diameter and to BS EN 1461-1:2009 for pipes above 2000mm nominal external diameter

6. Pipes having and benefit of Underground pipes should be in accordance with BS EN 5965: Part 6 Installation of PVC-U pipework for gravity drains and sewers, or the BBA Certificate.

7. Suitable material is defined as granular material in accordance with the recommendations of BS EN 5965: Part 6: 1960 having a nominal particle size not exceeding 10mm or 14mm for 110mm and 160mm diameter pipes respectively, or that which passes the tests described in appendix A of the above standard.

8. Drains under buildings

a. Where drains are required to be laid under buildings, deep hardcore from within the foundation boundaries should be compacted prior to excavating the trench for the pipe. Suitable material should then be employed for the bedding and backfilling.

b. When trenches are dug from original ground, pipes may be laid and surrounded with appropriate material before the top layer of hardcore is placed. Where pipes pass through a wall or foundations of a building, they should be protected by a lintel or sleeve.

c. Shallow drains - Where there is risk of damage, pipes laid at less than 600mm depth (not under a road) should be protected by use of a paving slab or similar. A minimum 75mm cushioning layer of granular material must be laid between any slab and the crown of the pipe.

d. Pipes laid under roads - The minimum cover under roads should be 0.8m from the top of the pipe. Where this is less than 0.8m additional protection is required i.e. reinforced bedding slabs.

Drainage Key

Manhole

Devices - Proposed New Surface Water Paved Interceptor

Manhole

Devices - Proposed New Four Water Manhole Chamber

Manhole

Devices - Proposed New Surface Water Manhole Chamber

Manhole

Devices - Existing Combined Public Sewer

Manhole

Devices - Assumed Existing SVP Drainage

Manhole

Devices - Proposed SVP Gully or Similar Linear Channel Drainage

General Notes

1. The Contractor must check all existing drainage levels prior to undertaking any works on site and Report in Writing the Findings.

2. Any connections to existing public sewer will be subject to Agreement with the statutory undertaker of the existing apparatus.

3. All rainwater positions are shown indicative and the final building drainage is to be agreed prior to undertaking any drainage works on site.

4. All proposed cover and invert levels are subject to final design and to be in conjunction with the finalised building layout and levels.

5. Final discharge rate to be agreed with NRA and Statutory Authority (Dwyrym Welsh Water)

Drained Areas & Flow Restrictions

Area Ref	Drained Area m ²	Dev Area m ²	Restriction
Unit 1	722m ²	N/A	2 l/s
Unit 2	800m ²	N/A	2 l/s
			4 l/s Total

Proposed Surface Water Drainage Strategy & Flood Risk Assessment

The proposed development site has been identified as being located within Flood Zone 1, Land and Property having Low Probability of Flooding (<0.1%).

The existing ground conditions on site are generally believed to be unsuitable for use as soakaways to deal with the increased volumes of surface water drainage as a result of the proposed extension and increase in service yard areas created.

It is proposed to use below ground will be achieved with the use of either Overland pipes or a Attenuation Tank to accommodate the required flows generated which incorporate the flow control device to limit the discharge to achieve the 1 in 100 year rainfall event + 40% Climate Change event with no flooding occurring on or off site.

Attenuation will be designed to achieve the 1 in 100 year rainfall event + 40% Climate Change event with no flooding occurring on or off site.

The Attenuated flow will connect to the existing Surface Water Which Exists to the North West Corner of the site at the Junction of Bryn Lane and Access Road to the Northern Boundary of the development site.

All of the proposed finished floor levels and external levels will be set to mitigate any risk of overland flooding from sites in and around the development site by way of maintaining service yard levels below the levels of the buildings.

The site will be fully self contained and individually responsible for the maintenance of the attenuation system within the curtilage of the unit boundary.

A Full Retention pond interceptor to restrict or from entering the system prior to discharge into the public surface water sewers will be incorporated due to the areas of external service yards being used for parking of HGV's in addition to cars.

Rev

Date

Description

Planning Issue

Rev

11.03.2023

Final Issue - Planning Application

P1

Project

Bryn Lane Wrexham Ind Estate

Title

Proposed Foul & Surface Water Drainage Strategy

Client

Purall Construction NW Ltd

Status

Planning Issue Not For Construction

Scale

1:250 @ A0

Date

March 2023

Drawing Number

1431.23-01-001

Rev

P1

The drawing is the property of Purall Construction Limited and must not be reproduced without permission.

Design Coordination Limited

1431.23-01-001

P1