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5. ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.

KEY:

RED LINE BOUNDARY

EXISTING OVERLAND FLOW PATH

REV	SO	08.07.22	FIRST ISSUE	AS	SP
Status	Date	Description		By	Cik
Amendments					
Project					
PLOT 8 + 9 - POLESTAR					
Title					
EXISTING SITE TOPOGRAPHY AND OVERLAND FLOW ROUTES					
Client					
SWANVALE DEVELOPMENTS LTD					
5th Floor One Cornwall Street Birmingham B3 2DX t 0121 212 7700 mail@watermangroup.com www.watermangroup.com					
Status					
PRELIMINARY					
Designed By	AS	Director	SP	Waterman Ref	WIE13833
Drawn By	AS	Date	July 2022	Scales @ A1	1:500
Project - Originator - Volume - Level - Type - Role - Number					Revision
13833-WIE-ZZ-XX-DR-D-92201					P01

13833-EED-ZZ-XX-M2-C-02001-SURVEY, 29084 2d, 30838 2d Topo DRAFT, A1-Wat-BS-S

B. Development Proposals

Appendices

MIRA Technology Park – Plot 8 & 9 part of the LIF 2 Northern Masterplan

Project Number: EED13833-120

Document Reference: EED13833-120-R-1.1.2-FRA



0 5 10 15 20 25 50m

Site boundary

2.4m high security fence

Existing levels
Proposed levels

For soft landscaping proposal refer to
Terrafirma documentation
For hard standing material proposal
refer to Terrafirma & Watermans
documentation
For external lighting refer to Hoarelea
documentation

Rev.	Description	Drawn	Date
A	Reserve matters planning submission	NG	08.07.22

Geddes Architects
Studio 3.31 Canterbury Court Kennington Park
1-3 Sinton Road London SW9 6DJE
www.geddesarchitects.com T +44 203 150 4605

Client
ERI MTP LTD

Project
Plot 8&9

Title
Site Plan

DATE	29.06.2022	CHECK STAGE	PLANNING
DRAWN	SP	CHECK DATE	-
SCALE	1:250 @ A0	CHECKED BY	-

21.016(P)102 A

C. Proposed Drainage Layout

Appendices

MIRA Technology Park – Plot 8 & 9 part of the LIF 2 Northern Masterplan

Project Number: EED13833-120

Document Reference: EED13833-120-R-1.1.2-FRA



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KEY:

- RED LINE BOUNDARY
- ROOF AREA
5,891 SQM
- IMPERMEABLY LINED PERMEABLE PAVING
1,537 SQM
- ROAD, SERVICE YARD AND FOOTPATH
8,482 SQM
- LANDSCAPING AREA
2,699 SQM

TOTAL IMPERMEABLE AREA ~ 1.57 HA

REV	08/07/22	FIRST ISSUE	AS	SP
Status	Date	Description	By	Cik
Amendments				
Project				
PLOT 8 & 9 - POLESTAR				
Title				
PROPOSED IMPERMEABLE AREAS				
Client				
SWANVALE DEVELOPMENTS LTD				
				
5th Floor One Cornwall Street Birmingham B3 2DX t 0121 212 7700 mail@watermangroup.com www.watermangroup.com				
Status				
PRELIMINARY				
Designed By	AS	Director	SP	Waterman Ref
Drawn By	AS	Date	JULY 2022	WIE13833
Project - Originator - Volume - Level - Type - Role - Number				Revision
13833-WIE-ZZ-XX-DR-D-92203				P01



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 - THE TOTAL PEAK SURFACE WATER DISCHARGE RATE FOR THE WIDER LIF 2 INFRASTRUCTURE WORKS AND PLOTS OFF SITE INTO THE EXISTING DITCH AT THE NORTH WEST CORNER WILL BE RESTRICTED TO OBAR RATE. THE PEAK DISCHARGE RATE WILL REMAIN 33.7 l/s UP TO AND INCLUDING THE STORM EVENTS 1 IN 100 YEAR WITH AN ALLOWANCE OF 40% CONSIDERING THE CLIMATE CHANGE.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LIF 2 INFRASTRUCTURE DRAWINGS ISSUED FOR PLANNING SUBMISSION. DRAWING REFERENCE 13833-WIE-ZZ-XX-DR-D-92001-92008
 - WIDER LIF 2 INFRASTRUCTURE DRAINAGE SHOWN ON PLAN IS SUBJECT TO DETAILED DESIGN.
- FOR PLOT EIGHT + NINE:-
- THE PEAK DISCHARGE RATE FROM PLOT 8 + 9 WILL BE RESTRICTED TO 6 l/s, EQUIVALENT TO OBAR RATE.
 - THE PROPOSED ATTENUATION WILL BE PROVIDED WITHIN PERMEABLE PAVING, INFILTRATION BASIN AND IN BELOW GROUND GEO-CELLULAR TANK PROVIDING TOTAL VOLUME OF APPROXIMATELY 1270 m³.
 - IMPERMEABLY LINED PERMEABLE PAVING ARE PROVIDED IN PARKING BAYS CONTRIBUTING TO SUSTAINABLE DRAINAGE OF ONSITE SURFACE WATER RUNOFF.
 - A SHORT LENGTH SWALE IS PROVIDED IN THE LANDSCAPE AREA TO TAKE RUNOFF FROM THE ROAD AREA.
 - A HYDROBRAKE FLOW DEVICE WILL RESTRICT THE PEAK FLOW TO 6 L/S FROM PLOT 8 + 9 BOUNDARY. THE OUTFALL WILL BE CONNECTED INTO THE LIF 2 INFRASTRUCTURE DRAINAGE WHICH DISCHARGES INTO THE EXISTING DITCH AT THE NORTH WESTERN BOUNDARY OF THE WIDER MIRA SITE.

- KEY:
- RED LINE BOUNDARY
 - PROPOSED SURFACE WATER DRAIN
 - PROPOSED FOUL WATER DRAIN
 - PROPOSED PERFORATED PIPE WITHIN FILTER TRENCH UNDER SWALE
 - PROPOSED LINEAR CHANNEL
 - EXISTING GAS MAIN (WITH 8m EASEMENT EITHER SIDE)
 - IMPERMEABLY LINED PERMEABLE PAVING
 - PROPOSED SURFACE WATER DRAIN [PART OF LIF 2 EXTERNAL INFRASTRUCTURE WORKS]
 - PROPOSED FOUL WATER DRAIN [PART OF LIF 2 EXTERNAL INFRASTRUCTURE WORKS]
 - SUDS FEATURES (RAINWATER GARDEN)
 - SUDS FEATURES (POND)
 - CELLULAR STORAGE TANKS

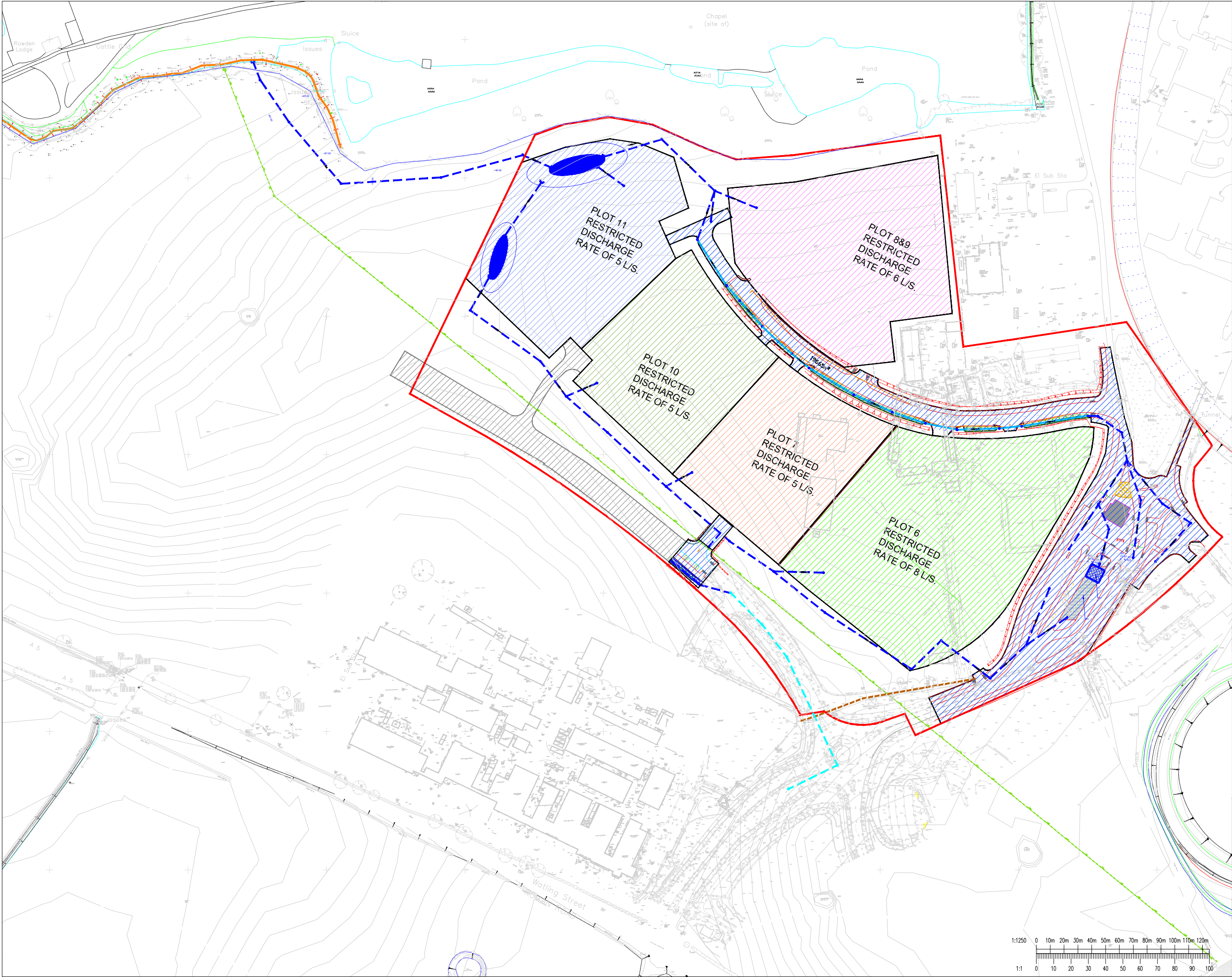
REV	SO	13.07.22	FIRST ISSUE	KS	SP
Status	Date	Description	By	CHK	

Amendments

Project	PLOT 8 & 9 - POLESTAR				
Title	PROPOSED SURFACE AND FOUL WATER DRAINAGE LAYOUT				
Client	SWANVALE DEVELOPMENTS LTD				

5th Floor, One Cornwall Street Birmingham B3 2DX
1 0121 212 7700
mail@watermangroup.com www.watermangroup.com

Status				
PRELIMINARY				
Designed By	AS	Director	SP	Waterman Ref
Drawn By	AS	Date	June 2022	WIE13833
Project - Originator - Volume - Level - Type - Role - Number				Revision
13833-WIE-ZZ-XX-DR-D-92204				P01



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6. THE PEAK DISCHARGE RATE FROM PLOTS 6 TO 11 WILL BE RESTRICTED TO QBAR RATE OR 5 1/5, WHICH EVER IS GREATER. THE TOTAL PEAK SURFACE WATER DISCHARGE RATE INCLUDING THE PROPOSED INFRASTRUCTURE AND PLOTS OFF SITE INTO THE EXISTING DITCH AT THE NORTH WEST CORNER WILL BE RESTRICTED TO QBAR RATE. THE PEAK DISCHARGE RATE WILL REMAIN 33.7 1/s UP TO AND INCLUDING THE STORM EVENTS 1 IN 100 YEAR WITH AN ALLOWANCE OF 40% CONSIDERING THE CLIMATE CHANGE. SMALL CATCHMENT AREA (700sqm) OF WESTERN AVENUE EXTENSION WILL BE CONNECTED INTO THE EXISTING SURFACE WATER NETWORK AT A RESTRICTED DISCHARGE RATE OF 1 L/S.
7. THE FOUL WATER WILL BE DISCHARGED AT AN UNRESTRICTED RATE FROM THE PLOTS INTO EXISTING SEVERN TRENT FOUL SEWER LOCATED WITHIN HORIBA MIRA BOUNDARY TOWARDS A5. PRECISE LOCATION OF THE MANHOLE (0350) TO BE CONFIRMED ON SITE VIA DRAINAGE SURVEY.

KEY:

- RED LINE BOUNDARY
- PROPOSED CATCHMENT AREAS (~1.85 HA)
- FUTURE PROPOSED EXTENSION CATCHMENT AREAS (~0.10 HA)

P03	14.04.22	ISSUED FOR PLANNING		KS	SP
P02	29.03.22	ISSUED FOR PLANNING		AS	SP
P01	22.03.22	FIRST ISSUE		AS	SP
Status	Date	Description		By	Cik
Amendments					
Project					
MIRA LIF2					
Title					
PROPOSED CATCHMENT AREAS PLAN					
Client					
SWANVALE DEVELOPMENTS LTD					
Pickfords Wharf Clink Street London SE1 9DG 1 020 7928 7888 mail@watermangroup.com www.watermangroup.com					
Status					
PRELIMINARY					
Designed By	AS	Director	SP	Waterman Ref	WIE13833
Drawn By	AS	Date	March 2022	Scales @ A1	1:1250
Project - Originator - Volume - Level - Type - Role - Number					Revision
13833-WIE-ZZ-XX-DR-D-92006					P03

D. Surface Water Calculations

Appendices

MIRA Technology Park – Plot 8 & 9 part of the LIF 2 Northern Masterplan

Project Number: EED13833-120

Document Reference: EED13833-120-R-1.1.2-FRA