

Fw: CDN/21/0951 consultation - Plot 11 First Street South C11

Angela Leckie <angela.leckie@manchester.gov.uk>

Tue 26/04/2022 15:54

To: Planning <Planning@manchester.gov.uk>

Hi can the e-mail below be uploaded please - Lable as Green Roof Areas Details Confirmation 26 04 22

Thanks

Angela

Angela Leckie
Senior Planner

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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams, via Zoom or Google Meet

Upcoming Leave

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From: Glenn Robinson <g.robinson@simpsonhaugh.com>

Sent: 26 April 2022 11:42

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: RE: CDN/21/0951 consultation - Plot 11 First Street South C11

Angela,

Thanks for this – the Main Contractor have confirmed that the system will be in line with design variable (of the green roof areas and permeable paving) used within the MicroDrainage model.

Please do not hesitate to contact us should you have any queries or wish to discuss further.

Regards,

Glenn Robinson

Associate

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From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 26 April 2022 11:06
To: Glenn Robinson <g.robinson@simpsonhaugh.com>
Subject: Re: CDN/21/0951 consultation - Plot 11 First Street South C11

Hi Glenn

Just looking at the comments that I had back on this :

as long as the green roof construction details (which are submitted after commencement of works) mimic the design variables (of the green roof areas and permeable paving) used within the MicroDrainage model – to ensure the proposed drainage acts similarly to that highlighted within the model.

Can this be confirmed - and I will discuss a partial discharge on the basis that the final details will be submitted prior to installation / construction of the Green roof.

Best Wishes

Angela

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Senior Planner

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From: Glenn Robinson <g.robinson@simpsonhaugh.com>
Sent: 26 April 2022 10:42
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: RE: CDN/21/0951 consultation - Plot 11 First Street South C11

Angela,

As discussed on the phone, the Main Contractor will be appointing a Sub-contractor for the green roof detail design in the first quarter of next year by which point they will be out of the ground.

If you could please review with the flood risk team to determine if there is an alternative so we can get partial discharge of the condition.

Thank in advance.

Glenn Robinson

Associate

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From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 14 April 2022 08:53
To: Glenn Robinson <g.robinson@simpsonhaugh.com>
Subject: Re: CDN/21/0951 consultation - Plot 11 First Street South C11

Hi Glen

At what point would you be able to supply the details for the green roof which are outstanding. I am aiming for a partial discharge on this to allow works to commence but we need a trigger for submission of the outstanding info and I am thinking before ant above ground works commence?

Best Wishes

Angela

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Senior Planner

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From: Glenn Robinson <g.robinson@simpsonhaugh.com>
Sent: 01 April 2022 16:37
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: RE: CDN/21/0951 consultation - Plot 11 First Street South C11

Angela,

Please see responses to the seconds and third points raised.

- *Correspondence confirming that the proposed drainage will be suitable within the gas main easement.*

We are permitted to run pipes etc. in the zone, subject to agreement of the details, as extract below. There is no issue provided the drain runs are 600 below the invert of any gas main, and the crossing is perpendicular.

- 5.1.3 The Grantor shall not erect or install or cause or permit to be erected or installed any building or structure or permanent apparatus in, through, upon or over the Strip of Land

PROVIDED that in respect of the Strip of Land nothing in this Clause shall prevent the Grantor from:

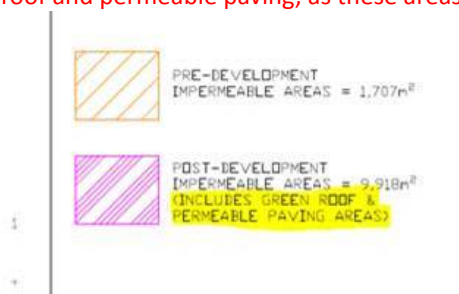
- (i) installing any necessary service pipes, drains, wires or cables; and/or
- (ii) carrying on normal acts of good husbandry including fencing, hedging and ditching; and/or
- (iii) landscaping or constructing roads, cycleways, footpaths and parking areas (including installing lighting and associated removable street furniture such as street or area name plates, columns, bollards, bins and seats);

in each case not so as to cause any such interference obstruction or material reduction of the depth of soil as aforesaid **BUT ALWAYS SUBJECT TO** and **CONDITIONAL UPON** Cadent Gas Limited or its agents having given its prior written consent (which shall not be unreasonably withheld or delayed but may be

given subject to conditions) to any such works, uses and activities, doing such works under the supervision of Cadent Gas Limited (if required by it) and the Grantor shall supply to Cadent Gas Limited with any application for such consent all reasonable information that Cadent Gas Limited may require in order to consider any such request (including but not limited to drawings, risk assessments method statements and specifications).

- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building. Contributing areas on hydraulic model do not match with proposed impermeable areas drawing within the drainage strategy report, clarification required.

As indicated on the pre & post development impermeable areas drawing attached in Appendix G of the AJP FRA & Drainage Strategy Report, the overall impermeable area of 0.992ha includes the areas of green roof and permeable paving, as these areas are also still positively drained. See extract from key below.



The surface water drainage calculations attached in Appendix J of the same report show the 2no. separate surface water drainage networks. The network serving Blocks A & B has a total contributing impermeable area of 0.376ha. See extract below. The green roof areas and permeable paving areas associated with this network have been added as green roof areas to mimic the time of entry for the green roof and permeable paving areas and these areas are therefore not included within the total contributing impermeable area of 0.376ha. The green roof and permeable paving areas are included within the Time Area Diagrams for each individual pipe. See below for extract of Time Area Diagram for green roof at pipe 1.000.

Time Area Diagram for Blocks A&B

Time (mins)	Area (ha)	Time (mins)	Area (ha)
0-4	0.256	4-8	0.120
Total Area Contributing (ha) = 0.376			
Total Pipe Volume (m³) = 8.875			

Time Area Diagram for Green Roof at Pipe Number 1.000 (Blocks A&B)

		Area (m²)	1005	Evaporation (mm/day)	0		
		Depression Storage (mm)	0	Decay Coefficient	0.050		
Time (mins)	Area	Time (mins)	Area	Time (mins)	Area	Time (mins)	Area
From: To:	(ha)	From: To:	(ha)	From: To:	(ha)	From: To:	(ha)
0	4 0.018263	32	36 0.003687	64	68 0.000744	96	100 0.000150
4	8 0.014952	36	40 0.003019	68	72 0.000609	100	104 0.000123
8	12 0.012242	40	44 0.002472	72	76 0.000499	104	108 0.000101
12	16 0.010023	44	48 0.002024	76	80 0.000409	108	112 0.000082
16	20 0.008206	48	52 0.001657	80	84 0.000334	112	116 0.000068
20	24 0.006719	52	56 0.001356	84	88 0.000274	116	120 0.000055
24	28 0.005501	56	60 0.001111	88	92 0.000224		
28	32 0.004504	60	64 0.000909	92	96 0.000184		

Therefore to get the total area contributing to each network you need to add the 0.376ha total contributing impermeable area and all of the time area diagram green roof areas together. Doing this for the network serving Blocks A & B results in a total contributing area of 0.684ha (0.376ha + 0.308ha) and for the network serving Blocks C & D results in a total contributing area of 0.399ha (0.246ha + 0.153ha). This results in an overall total contributing area of 1.083ha which is actually a larger area than the 0.992ha. As such, the model actually indicates that the surface water networks drain a total contributing area greater than the 0.992ha with no flooding for all rainfall events up to and including the 1 in 100 year rainfall event with 40% allowance for climate change.

Can we please discuss with the consultee directly on the first and last points to discuss what information we can provide to close out these points as the Main Contractor has not appointed a roofing sub-contractor at this moment in time.

Regards,

Glenn Robinson

Associate

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From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 31 March 2022 07:56

To: Glenn Robinson <g.robinson@simpsonhaugh.com>

Subject: CDN/21/0951 consultation - Plot 11 First Street South C11

Hi Glenn,

Still not there on this one yet - see attached comments for your action

Best Wishes

Angela

Angela Leckie
Senior Planner

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