

From: [Matt Grindey](#)
To: [Matt Grindey](#)
Subject: FW: The Fairfax - drainage design / planning conditions
Date: 17 March 2022 07:57:49
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)

CONDITION 14

Maximise use of green SuDS in design including the public realm

The public realm is outside the ownership boundary so we can only use SuDS within the site boundary. The majority of 'green SuDS' for the wider development are in the form of tree pits along which drain the access road. The attenuation for the site will be in the form of blue and green roofs as per the attached drawing C-26-004_P2_PROPOSED DRAINAGE BLUE ROOF GENERAL ARRANGEMENT.

Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area. The Drainage Strategy Report for planning ref. DAE/NA/3633 FRA V5 states the pre-development flow rate for the site is 74 l/s. Our drainage proposals as shown on drawing C-26-001_P3_DRAINAGE GENERAL ARRANGEMENT (attached) show the site being restricted to 35l/s. Therefore, we are reducing the existing runoff rate by a minimum of 50%.

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. Hydraulic calculation needs to be provided. MicroDrainage Calculations provided (attached) show the system has been designed to accommodate the 1 in 100yr + 40% storm events with no flooding.

Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. Drawing C-26-009_P1_OVERLAND FLOW ROUTES attached shows the exceedance event flood routing. The hydraulic calculations include a 1 in 1000 year extreme event and show where on the network it floods. The sites topography shows that during exceedance events the flow of any surface water will be away from the proposed building and towards the existing roads surrounding the site so the development does not pose greater risk to neighbouring properties.

Construction details of flow control and SuDS attenuation elements. Drawing C-26-012_P1_DRAINAGE CONSTRUCTION DETAILS SHEET 3 shows the typical flow control chamber that will be used on the site and typical blue roof details.

CONDITION 28

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No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details. No infiltration on site. All drainage will be positively drained to the public sewerage network.

CONDITION 30

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Before development commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer and that it will not impact on adjacent the Metrolink infrastructure and tramway (to be confirmed in consultation with TfGM) , shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the residential premises first commences. C-26-001_P3_DRAINAGE GENERAL ARRANGEMENT shows separate foul and surface water systems. There will be no impact on the adjacent Metrolink regarding surface water and foul drainage.

Kind regards

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