

Our Ref: - 1226-01 – Collyhurst Village

Planning Ref: 129393/VO/2021

3 November 2021

FAO **Jennifer Atkinson**
Planning, Building Control and Licensing
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester
M2 5DB

Dear Jennifer,

Collyhurst Village - SuDS Strategy Note

Further to the information provided as part of the pending Section 96A application (submitted by Asteer Planning LLP) to amend planning permission reference. 129393/VO/2021 (approved in June 2021), Civic Engineers have prepared this note which clarifies any impacts of the proposed amendments on the approved SuDS strategy at Collyhurst Village.

Two changes within Plot B and D are required to facilitate the adoption of the highway layout. The changes presented as part of the S96A do not affect the SuDS proposed within plot A and C. The effect on the SuDS strategy is detailed below.



Figure 1: Site plan

Plot B:

To enable adoption of the tertiary street within plot B, the carriageway is proposed to be widened to 5.5m with the proposed soft verge amended to a 2m footpath. The soft verge performs as a raingarden and therefore it has been relocated so that the SuDS functionality remains in accordance with the planning permission.

The raingarden is proposed to be relocated within the carriageway adjacent to the approved location. See below Figure 3 which indicates the proposed location. Due to site constraints (proposed building location and adoptable road widths) the proposed raingarden has been reduced in size, however, it still performs the same function and will drain highway run-off in accordance with the planning permission.



Figure 2: Plot B approved layout



Figure 3: Plot B amended layout

Plot D:

To enable adoption of the tertiary street within plot D, it is proposed that the carriageway is widened to 5.5m with the proposed soft verge amended to a 2m footpath. The soft verge performs as a raingarden and therefore it has been relocated so that the SuDS functionality remains in accordance with the planning permission.

The raingarden is proposed to be relocated within the carriageway adjacent to the approved location. See below Figure 3 which indicates the proposed location. Due to site constraints (proposed building location and adoptable road widths) the proposed raingarden has been reduced in size, however, it still performs the same function and will drain highway run-off in accordance with the planning permission.



Figure 4: Plot D Approved layout



Figure 5: Plot D amended layout

In summary, this note demonstrates that the SuDS strategy for the development remains in accordance with the approved planning submission. The proposed raingardens have been relocated to the carriageway and altered in size but have been retained their functionality.

We trust the above provides clarification that the principle of the approved SuDS strategy has not changed.

If you have any further queries, please do get in touch.

Yours sincerely,

Ryan Horngren
For Civic Engineers