



Technical Note 3

Project Name: Cringle Road
Document No: LM20066-DYSE-XX-ZZ-TN-C-0003
Revision: P01
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Distributed to: MCC LLFA, Client
Originated by: J Yusuf MEng CEng MStructE
Client: Towerhouse Systems
Content: Response to LLFA

1 Overview

This technical note has been prepared to in response to Manchester City Council's LLFA as per email received by Julian Austin (Paul Butler Associates) on 13/01/2022.

2 MCC comments

MCC's LLFA commented as below:

1. Please provide a drainage strategy report/technical note for the submitted scheme.
2. Section 104 drawing // calcs indicate flow control 10.38 l/s; prev. submitted strategy (attached) during LLFA discussions was 2 l/s. Please explain within report/technical note.
3. Please present evidence of UU acceptance of proposed connection (if using previously obtained consent, please check in-date).
4. Please give further details of protection measures for attenuation storage in back garden plots, such as evidence of restrictive covenants.
5. Prev. submitted strategy indicated simulation would be to 40% CC (attached). We would recommend that the simulation is run for 40% climate change (not 30%) to test the upper band in line with current guidance.

6. Maintenance Schedule – please remove reference to Milton Keynes Council for avoidance of doubt.
7. Assessment of overland flow routes – please provide a layout (see Condition for details

3 Response 1

Subsequent to the drainage strategy prepared for the original scheme, we liaised closely with Laura Peakcock from the LLFA, to develop an acceptable solution. As part of this design rationale was summarised, queries and agreed. Please refer to Technical Note 1 (Design strategy) and Technical Note 2 (response to queries from LLFA). These documents are appended.

4 Response 2

Please refer to chapter 4.1 and 4.3 in the appended technical note 1, and response 4 within the appended technical note 2.

5 Response 3

Please refer to response 3 in appended technical note 2.

6 Response 4

A protective covenant will be included in the title of each property where any part of the attenuation system lies within the boundary of the said title. The covenant will prohibit construction on land above the attenuation tank and the planting of trees within 3 meters of the tank . The management Company will be responsible for annual maintenance of the system and to ensure the covenants are not breached.

7 Response 5

It was previously agreed (refer to chapter 4.6 in appended technical note 1) that an increase of 30% for climate change was agreeable.

8 Response 6 and 7

Revised and additional documents are appended to this technical note.

Appendix A - Technical Notes

LM20066-DYSE-XX-ZZ-TN-C-0001 P01 Drainage Engineering Assessment

LM20066-DYSE-XX-ZZ-TN-C-0002 P01 Response to LLFA

Appendix B - Revised and additional documents

LM20066-DYSE-XX-ZZ-GD-C-0001 P02 Drainage Management and Maintenance Plan

LM20066-DYSE-XX-ZZ-DR-C-1036 P01 Exceedance Flow Routes