

## **1.0 Introduction**

- 1.1 Manchester City Council Capital Programmes and Procurement department have prepared this submission to provide further information in relation to Condition 3 relating to Planning Permission for the creation of cycling facilities at Wythenshawe Park, Wythenshawe Road, Manchester M23 0AB (Application Ref: 130542/VO/2021). The Condition is as described in Appendix A.
- 1.2 It should be noted that information has been provided to discharge the part of the condition relating to the Skills Area and Skills Trail Area only. Further information will be provided for a) Pump Track/ Learn to Ride Area once information is available.

## **2.0 Supporting Documents**

Flood Risk Assessment Report – Skills Area (Rev C) – Ref FS 4852revC

Drawing FS4852/C/1001 P2 - Skills Area Drainage Details

Flood Risk Assessment Report – Skills Trails Area - Ref FS 4852revA

Drawing FS4852/C/1002 P1 - Skills Area Drainage Details

## **3.0 Appendices**

Appendix A – Condition 3 Description

## **Appendix A**

### **Condition 3 Description**

**Condition 3: No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.** In order to avoid/dischARGE the above drainage condition the following additional information has to be provided.

1. Proposed drainage layout(s) showing all components and connectivity.
2. 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.
3. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours.
4. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes at Greenfield runoff rates and in line with the Drainage Hierarchy is required:
  - a. Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.
  - b. Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent forms can be obtained on the website at: [http://www.manchester.gov.uk/downloads/download/5567/land\\_drainage\\_consent\\_and\\_guidance.com](http://www.manchester.gov.uk/downloads/download/5567/land_drainage_consent_and_guidance.com)
  - c. Where surface water is connected to Main River, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice.
  - d. Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
  - e. Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
  - f. Runoff volume in the 1 in 100-year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
  - g. 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 40% climate change in any part of a building;
  - h. Hydraulic calculation of the proposed drainage system;
  - i. Construction details of flow control and SuDS elements.

**Reason:** To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.