

RE: Planning application CDN/21/0129 consultation - Car Park A

Oliver Timmins [REDACTED]

Mon 15/03/2021 16:43

To: David Lawless <david.lawless@manchester.gov.uk>

Hi David,

Just had a look over the information.

Unfortunately, we are still missing key elements to the proposed drainage design. The main elements being: the confirmation that the below ground conditions will allow for the proposed permeable paving to discharge via infiltration, the other major elements is that we would require a check that the existing drainage network has capacity for the proposed flows.

Both of these elements are crucial in determining that the proposed works will not cause serious localised flood implications on site and to surrounding areas. Therefore, these elements cannot be overlooked.

We also require an overland flow routes assessment and construction details of the Klargester.

I suppose the best way to tackle this one is to maybe adjust the wording of our condition, if you have anything specific in mind?

Happy to discuss further if you want to give me a call on my mobile.

Thanks,

Oliver

Oliver Timmins

Engineer (Flood Risk Management)

Mobile: [REDACTED]

Email: [REDACTED]

Lead Local Flood Authority

Highways

Growth & Development and Neighbourhoods Directorate

Manchester City Council

PO Box 532 Town Hall

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M60 2LA

Web: <http://www.manchester.gov.uk>

From: David Lawless <david.lawless@manchester.gov.uk>

Sent: 15 March 2021 16:09

To: Oliver Timmins [REDACTED]

Subject: Fw: Planning application CDN/21/0129 consultation - Car Park A

Oliver,

Any chance you can look at this today or tomorrow? We've now got councillor involvement and fears that the discharge process is going to delay this Christie car park.

If it can't be fully discharged maybe we can come up with some wording that will allow us to partially discharge this condition.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

Web address: www.manchester.gov.uk

From: David Lawless <david.lawless@manchester.gov.uk>

Sent: 08 March 2021 16:09

To: Flood Risk Management <[REDACTED]>

Subject: Planning application CDN/21/0129 consultation - Car Park A

Oliver

Since receiving your comments the applicant has submitted the additional information below, as well as the attached documents, will this suffice?

- **Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).**

The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02 currently demonstrates the following evidence;

- utility survey and drainage information (Appendix F) that indicates the existing site currently drains via SW MH1 to UU network.
- A pre & post development impermeable area drawing (Appendix E) indicates that the development reduces the impermeable areas across the site.
 - This will result in reduced volume runoff from the development site discharging into the existing network.

- The assessment included in Section 4.3.1 indicates that the current 2 year discharge rate from the site into the network is 107.2 L/s and that a 50% betterment on this existing rate is to be applied to the proposed site.
- The peak discharge into the existing network is therefore reduced by 50% volume discharging into the network and by the reduction in impermeable areas.
- The capacity of the existing network is deemed to be suitable to accept the discharge for the proposed site, with 50% peak flow reduction.

For the purposed of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- **Soakaway tests to confirm porous pavings are suitable**

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are schedule for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests schedule for 22nd March. In light of the above we propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could reached.

- **Construction details of porous pavings and Klargester**

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas.

The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,



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Web address: www.manchester.gov.uk

From: Flood Risk Management [REDACTED]
Sent: 26 February 2021 14:11
To: Planning <Planning@manchester.gov.uk>
Cc: David Lawless <david.lawless@manchester.gov.uk>
Subject: RE: Planning application CDN/21/0129 consultation - Car Park A

Hi Lisa,

Please find attached my comments for CDN/21/0129.

Kind Regards,

Oliver

Oliver Timmins
Engineer (Flood Risk Management)
Mobile: [REDACTED]
Email: [REDACTED]

Lead Local Flood Authority
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-----Original Message-----

From: planning@manchester.gov.uk <planning@manchester.gov.uk>
Sent: 15 February 2021 12:08
To: Flood Risk Management <[REDACTED]>
Subject: Planning application CDN/21/0129 consultation - Car Park A

Please see attached consultation letter for application CDN/21/0129.

Regards,
Lisa Doherty
Technical Support Team, Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

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