## Greg Milton

**From:** Robert Eastaff <robert.eastaff@ironsidefarrar.com>
**Sent:** 27 October 2017 09:22
**To:** Greg Milton
**Cc:** Jonathan.Ditch@lovell.co.uk; Michael.Mercer@lovell.co.uk
**Subject:** RE: Altrincham Rd - planning request for more information on conditions 6 7 10 + 12
**Attachments:** 30279_7_Overland Flood Route Plan.pdf; 30279_DRAWING REGISTER.xlsx; 30279 Proposed SW Altrincham Road 170517.pdf; 170315_UU_Dodd(alternative connection acceptable & S185 not required).txt; EC3592 APPROVAL Rev A.docx

Hi Greg,

Regarding condition 12 (surface water drainage) please find attached additional information and my responses in red to the conditions below. Michael / Jonathan, please can you provide Greg with the maintenance information for 12.d?

Regards,

Rob

a. 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. Hydraulic calculation of the proposed drainage system; - We have restricted the site to 6 l/s (in 100 year return period +40% climate change) which is widely accepted as a minimum flow rate which is achievable with a control manhole without causing a risk of blockage and requiring excessive maintenance. Hydraulic calculations are attached.

b. 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 inlets. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes needs to be presented. – Overland flood route plan is attached. Double gullies have been provided in the low point of the shared drive. Surface water will escape from the shared drive low point to the north west corner of the site if the drainage system is exceeded. This route is away from proposed and existing properties.

c. 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. - S106 connection approval from United Utilities is attached and also email confirmation from UU accepting the connection point during the predevelopment enquiry process.

d. Information on maintenance and ownership of the proposed drainage system to ensure adequate operation during the lifetime of the development. – Lovell to provide maintenance details.

**Robert Eastaff** | **Ironside Farrar** | 3 Worsley Court | Worsley | **Manchester** |M28 3NJ |
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**Opening Event *'Home'* marked completion of the final stage of the Helix Greenspace Project.**
Ironside Farrar are pleased to have led the successful Lottery funding bid, masterplanning, design and implementation of this transformational project for Falkirk Community Trust, Falkirk Council and Scottish Canals. Find out more www.thehelix.co.uk

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**From:** Michael.Mercer@lovell.co.uk [mailto:Michael.Mercer@lovell.co.uk]
**Sent:** 23 October 2017 11:37
**To:** Robert Eastaff <robert.eastaff@ironsidefarrar.com>
**Cc:** Jonathan.Ditch@lovell.co.uk; greg.milton@bya.ltd.uk
**Subject:** FW: Altrincham Rd - planning request for more information on conditions 6 7 10 + 12

Hi Rob

The planners are after additional information for the remediation and surface water as the attached, could you please send through to Greg ASAP?

Many thanks

**Michael Mercer**

**Development Co-Ordinator**

**dd: 0161 905 8654 | m: 07854 387 278**

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**From:** Greg Milton [mailto:greg.milton@bya.ltd.uk]
**Sent:** 19 October 2017 13:01
**To:** MERCER, Michael (LPNORTH)
**Subject:** Altrincham Rd - planning request for more information on conditions 6 7 10 + 12

Hi Mike,
Altrincham Rd - planning request for more information on conditions 6 7 10 + 12

Further to my email earlier today about conditions.
Can you have a read of the attached…it asked for more info about: planting, badgers, site remediation and s/w drainage design.