Jennifer Chatfield

From: Jennifer Chatfield
Sent: 18 July 2017 09:59
To: 'd.lawless@manchester.gov.uk'
Subject: Former Green Bros Signs Ltd Site Sharston
Attachments: 12583-CRH-Z1-XX-SK-C-4001-P1[Overland Flow Route].pdf; Location of Gullies in Carrsfield Road.pdf

Good morning David,

CDN/17/0175 Application to discharge conditions 3 (fencing details), 4 (security plan), 5 (drainage) and 6 (car storage structure) attached to planning permission 113494/FO/2016
Former Green Bros Signs Ltd Site Shentonfield Road Manchester Sharston Industrial Estate

Condition 5 (drainage) relating to the above application was refused by yourself on 27 June 2017. The Decision Notice states the following:
"Condition 5 (drainage) - Condition 5 (drainage) - The proposal to utilise porous pavements and underlying subbase for attenuation and infiltration into the ground is acceptable. However, in order to discharge the condition there is an outstanding evidence that needs to be provided: Having in mind that the whole site relies on infiltration; an assessment of overland flow routes needs to be undertaken to ensure that during flash flood storms or blockage of the pavement, surface water is directed in a safe manner away from any nearby buildings."

Please see the email trail below from Chris Brady of Campbell Reith, who comments with regards to the above. It would be much appreciated if you could provide me with your opinions on this matter.

Should you have any further questions then please do not hesitate to contact me. I look forward to hearing back from you.

Kind regards,

Jennifer Chatfield
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From: ChrisBrady@campbellreith.com [mailto:ChrisBrady@campbellreith.com]
Sent: 18 July 2017 09:19
To: Jonathan Vose <jonathan.vose@walsingplan.co.uk>
Cc: ElannaHerod@campbellreith.com
Subject: Re: Sharston

Jonathan,

The query raised by the LPA is slightly perplexing because we can design the pavement and infiltration elements to accommodate any storm event we want - we simply make the pavement deeper?

The issue of flash flooding would only ever occur if the entire pavement surface became clogged with debris thus preventing any rainfall from passing through the permeable paving surface and entering the storage / infiltration matrix below - an event that is highly unlikely and could be designed out through the use of certain permeable products or the use of gullies discharging to soakaways etc. (gullies are highly unlikely to block).

The risk of flash flooding exists now, even before the redevelopment has been undertaken and there if very little evidence of any drainage facilities on the Site, so one could argue that the risk of flash flooding is greater now than post-redevelopment. The installation of permeable paving on the Site would provide significant betterment by allowing rainfall to infiltrate into the ground through a formal infiltration facility, which does not exist currently. In addition, the infiltration facility will be designed to wholly accommodate a 1 in 100 year plus 40% climate change storm event, so we would not envisage any surface water run-off leaving the redline boundary of the Site in any event up to and including this one. If necessary, we could design the permeable to accommodate a more severe storm event.

However in the event that there is a major blockage that reduces the efficiency of the permeable paving, flood waters are considered to flow overland towards the low point in the north west corner of the Site. Beyond the Site boundary, flood water will follow the natural topography of Carrsfield Road, heading in a northerly direction, where it will be picked up by highway drainage. I have attached streetview photos (courtesy of Google Earth) that show a number of gullies situated on Carrsfield Road along with a sketch of the overland flow route.

This should satisfy the comments regarding Condition 5 of the Planning Application, but if you would like any further information please don't hesitate to contact me.

Regards,

Chris Brady
Partner

CampbellReith

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From: Jonathan Vose <jonathan.vose@walsingplan.co.uk>
To: "ChrisBrady@campbellreith.com" <ChrisBrady@campbellreith.com>
Date: 11/07/2017 13:50
Subject: Sharston

Hi Chris,

We appear to have a partial condition discharge at Sharston on drainage matters.

Jake McLeod

From: Dave Lawless <d.lawless@manchester.gov.uk>
Sent: 01 September 2017 14:28
To: Jake McLeod
Subject: CDN/17/0175 - former Green Bros Signs Ltd Site Sharston

Jake,

Flood Risk Management (FRM) colleagues have confirmed that the additional information is sufficient ti discharge condition no. 5 now. However, to to do this formally and receive the correct decision notice from us you will need to apply again to discharge the condition. As I have already received the sign-off from FRM it will just take a couple of days to turn around.

regards

David Lawless,
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Planning, Building Control and Licensing,
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