



11 Bridgewater Road, Walkden, Worsley, Manchester M28 3JE

DM/12490
23rd September 2025

FAO Manchester City Council Planning Department,

Dear Sirs,

Downley Drive, Ancoats, Manchester – Apartment Block Sub Planning Application.

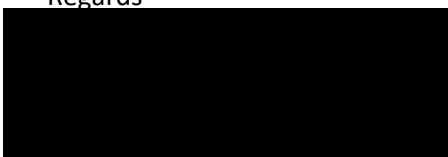
With regard to the Apartment Block at the project at Downley Drive, Ancoats, Manchester we confirm that the drainage works have been constructed in accordance with the completed Carley Daines and Partners drawing packages/specifications and the associated relevant Design standards and codes of practice.

Based on site visits and photographs of the works, we are satisfied that the works have been carried out and completed in a professional and skillful manner, in accordance with Carley Daines and Partners drawings 20-B-12490-200 rev K – now Rev L to reflect as built status as approved by the relevant prior planning approval from Manchester City Council in accordance with the Lead Local Flood Authority.

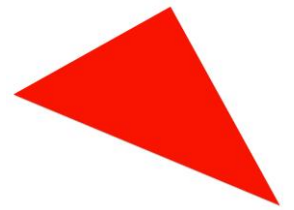
The sites main drainage scheme including both adoptable and private drainage, the off line attenuation tank and overflow pipe and the Hydro Brake flow control chambers have already been approved under another planning application and constructed. This letter relates to the apartment block unit, which is submitted under its' own planning application. We can confirm that apartment surface water and foul water drainage scheme has now been completed in accordance with the above drawings.

Please see appended selected photographs which demonstrate the level of involvement Carley Daines and Partners had in the construction phase of the project, which allowed us to consistently monitor that the drainage being installed was in accordance with our approved design drawings and was done so to all relevant design and building standards.

Regards



Principal: **D.J. Middleton BEng(Hons) CEng MStructE**
Company Number: **11006567**
Address **11 Bridgewater Road, Walkden, Worsley, Manchester M28 3JE**
VAT Number: **285 0439 91**



Appended: Site Construction Photographs Received From Rowlinson Construction Ltd.

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St Vincents Street, New Islington
Manchester M4 6ER



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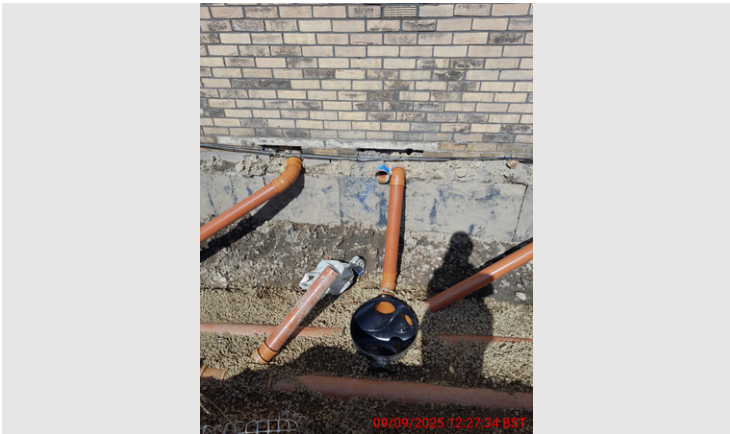
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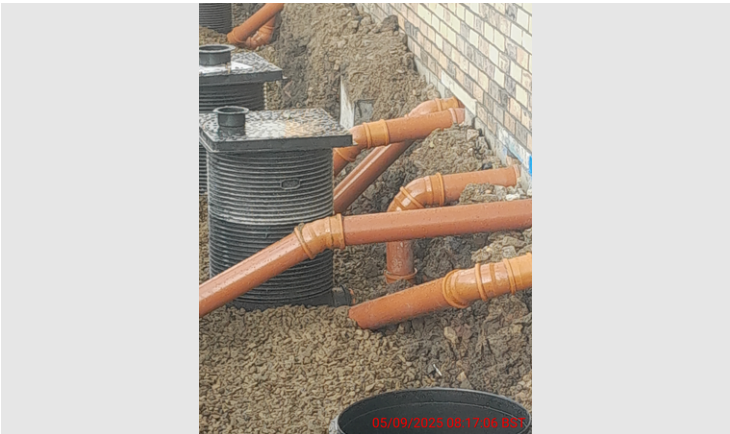
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