Kirsty Medcraft

From: Toby Crayden <toby.crayden@sutcliffe.co.uk>
Sent: 02 June 2025 16:06
To: Mike Daniels; Lola Barlow; Tim Norbury
Cc: Chris.Baldwin@greatplaces.org.uk; Colin Leith; Kirsty Medcraft; Bill Metcalfe; Patrick Brophy; Matthew Peet; Charles Shorland BSA; Ken Saville; Gary Thorogood; info@anecology.com; David Bowen; David Owens
Subject: RE: Grey Mare Lane - pre -commencement conditions
Attachments: Grey Mare precommencement comments Sutcliffe civils.xlsx

EmailType: Incoming

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Thanks Mike

With regards to drainage the conditions, my comments are as follows :

Condition	Comments	RAG rating
Notwithstanding the details submitted on the ???, (a) the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:	Noted	
Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365.	SI undertaken and Ground conditions assessed. Note, BRE testing was NOT undertaken as the site had made ground, was classed generally as Clay and had varying heights of groundwater and therefore soakage was not assessed to be a viable drainage solution. I'm comfortable with the rationale behind not undertaking testing however these are listed as pre commencement conditions and the condition is worded as if the soakage testing is mandatory. Therefore condition marked as 'Amber'. Worst case - we need to go back and do some testing before 'starting'?	
Proposals of attenuation should achieve half drain time within 24 hours.	The attenuation meets this requirement	

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.	We have emailed acceptance from United Utilities.	
Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.	Attenuation is used along with permeable pavings and draining small areas to landscaping where appropriate.	
Construction details of flow control and SuDS elements.	These are available	
A plan indicating easements.	No formal easements are proposed. Easements (ie standoff distances) from attenuation tanks can be shown.	
SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).	SUD's features achieve this requirement	
The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.	Noted	

Hope the above helps. Happy to answer any questions

Regards
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