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| <b>Project Name:</b> | Bridge College Extension   | <b>Job Number:</b>  | 465-27      |
| <b>Date:</b>         | 25.06.25                   | <b>Prepared By:</b> | Zair Hafeji |
| <b>Document No:</b>  | 465-27-CIV-XX-XX-T-C-00001 | <b>Revision No:</b> | P01         |

## Planning Comments response

MCC and UU comments regarding pre-commencement conditions dated **14/05/25** :

| MCC Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CE Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p>In accordance with s100ZA of the Town &amp; Country Planning Act 1990 (as amended), this letter gives notice of the requirement to place pre-commencement condition(s) on any permission arising from the above application. The required condition(s), and the reason(s) for them are as follows:</p> <p><b>Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:</b></p> <p><b>(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;</b></p> <p><b>(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);</b></p> <p><b>(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;</b></p> <p><b>(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;</b></p> <p><b>and</b></p> <p><b>(v) Foul and surface water shall drain on separate systems.</b></p> <p><b>The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable</b></p> | <p>Please see enclosed Civic Engineers' drawings <b>465-27-CIV-XX-XX-D-C-30001, 465-27-CIV-XX-XX-D-C-30002, 465-27-CIV-XX-XX-D-C-30003, 465-27-CIV-XX-XX-D-C-30004, 465-27-CIV-XX-XX-D-C-31001, 465-27-CIV-XX-XX-D-C-31002.</b></p> <p>The proposed drainage strategy satisfies the conditions as follows:</p> <ol style="list-style-type: none"> <li>As demonstrated by the enclosed Phase 2 Site Investigation report <b>51021-CE-01-XX-R-G-1001 P01</b>, the existing ground conditions are not suitable for infiltration due to the risk of contamination from made ground. Additionally, the closest watercourse is approximately 130m from the site, therefore the highest feasible discharge option is to discharge to the Surface water public sewer as proposed.</li> <li>The discharge rate from the existing catchment of the building roof and existing hardstanding area is not anticipated to increase the discharge rate of surface water from the site as the proposed hardstanding catchment area is nominally increasing by 0.013Ha. The additional catchment proposed in the form of the new car parking provision (circa 0.1784Ha) is proposed to discharge to the Public sewer indirectly via the site's existing network restricted to the Greenfield runoff rate of 4.2L/s in the 1:100+CC storm event.</li> <li>Internal cover levels of the existing network are to remain as existing, and where altered, proposed cover levels have been clearly marked to the new FFLs in AOD.</li> <li>As per the enclosed Flood risk assessment report <b>95394-WalkerSimpson-BridgeCollege-v1.1-230425</b>, the risk of sewer surcharge at this site is considered to be very low.</li> </ol> |

**Drainage Systems (March 2015) or any subsequent replacement national standards.**

**Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy (2012).**

v. The enclosed drainage strategy discharges Surface water and Foul water to separate outfalls.

Additionally, the proposed strategy is in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) with regards to the nature of the proposed outfall and the utilisation of permeable surfacing to provide attenuation and filtration.