

Ryan Wild

From: Richard Cliffe <rcliffe@bellmunro.co.uk>
Sent: 13 January 2025 18:45
To: Ryan Wild; Karl Seddon; Dr Noman
Cc: Steven Stuttard; Simon Berry; Chris Munro; graystoneltd1@outlook.com; Richard Norris; Stephen Foulkes; Julia Nolan
Subject: RE: DUCIE ARMS, 424 STOCKPORT ROAD, MANCHESTER 14,273
Attachments: J8123 Drainage Condition Discharge.zip; United Utilities - Our reference -06878695 424 Stockport Road, Manchester, M12 4EX

Hi All,

Attached is a packaged set of documents to be submitted for condition discharge.

The section 106 application has also been submitted so the fee will need to be paid before they will assess the application. Please see attached [@Dr Noman](#).

The objections were:

Condition 6 (surface water drainage)

The submitted information is insufficient to recommend the discharge of condition 6.

The following information is outstanding:

-The model's manhole schedule printouts for cross-referencing to layout. A consistent package to discharge this condition (including all layouts and calculations) is required. The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that the drainage layout and hydraulic calculations correspond, and that they can be cross referenced for checks.

This includes layout annotations and schedule printouts. **BMC – Manhole schedule added to the calculations contained in the package attached.**

-An 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 inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site **BMC – Overland flood routing plan contained in the attached package.**

-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 **BMC – A Section 106 application has been submitted but United Utilities were consulted during the planning process and confirmed capacity in principle for the development to discharge to their network.**

-Correspondence with United Utilities confirming the easement surrounding the 770x640 BR combined sewer (this should be clearly illustrated on the proposed drainage layout). The correspondence should also confirm if the proposed works within the easement are suitable and if a build over agreement is required. **BMC – Correspondence attached.**

-Hydraulic calculation of the proposed drainage system. Please provide the model's manhole schedule printouts for cross-referencing to the layout. **BMC – Manhole schedule added to the attached calculations.**

-Construction details of flow control and SuDS elements. **BMC – Details drawing contained in the package attached.**

If you have any queries on the above, please get in touch.

Kind Regards,

Richard Cliffe