

Drainage Planning Conditions

Subject: Oldham Road, Newton Heath (Phase 2 and 3)

Reference: 074031-CUR-XX-XX-RP-C-001_V01

Date: 04/03/2025

The Planning Permission Ref: 138730/FO/2023

Condition 6 relates to Pre-Commencement drainage proposals for the development.

(Note Condition 6b information is not included and is Pre-Occupation).

It is noted that the development under this planning application has been agreed to be completed in phases – referenced in Condition 2.

“The development hereby approved shall be carried out in accordance with the phasing plan T8170-D-0-005 I2 received by the City Council, as Local Planning Authority, on the 16 January 2024.”

On this basis, the submitted documents include details for phase 2 only (first phase of this planning approval) and phase 3 (second phase of this planning approval) the drainage system has been assessed as a standalone design and will be submitted in due course.

Proposed Drainage:

The proposed drainage system for Phase 2 consists of a separate foul and surface water network. Reference should be made to the following drainage design documents:

- 074031-CUR-00-XX-D-C-90102_P03 Proposed Contour Plan
- 074031-CUR-00-XX-D-C-92610_P02 Drainage Layout Phase 2
- 074031-CUR-00-XX-D-C-92620_P01 Drainage Notes
- 074031-CUR-00-XX-D-C-92630_P02 Manhole Schedule
- 074031-CUR-00-XX-D-C-92640_P01 Drainage Details Sheet 1 of 4
- 074031-CUR-00-XX-D-C-92641_P01 Drainage Details Sheet 2 of 4
- 074031-CUR-00-XX-D-C-92642_P01 Drainage Details Sheet 3 of 4
- 074031-CUR-00-XX-D-C-92643_P01 Drainage Details Sheet 4 of 4
- 074031-CUR-00-XX-D-C-95800_P01 Proposed Externals Layout
- 074031-CUR-00-XX-D-C-95801_P01 Proposed Externals Details
- Phase 2 Drainage Calculations 26.11.2024

With specific reference to the conditioned points:

Condition 6a

The development for each phase shall not commence until a scheme for the drainage of surface water has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include

- A finalised drainage layout showing all components, outfalls, levels and connectivity; agreed public sewer diversion proposals; and appropriate easements for attenuation tanks;
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- Details of surface water attenuation that offers restricted discharge rates as specified in the document "1290 Oldham Road, Newton Heath, Phase 2&3 Flood Risk Assessment and Drainage Strategy Curtins Ref: 074031-CUR-00-XX-RE-C- 92100"

- Hydraulic calculation of the proposed drainage system, including evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100-year rainfall event with allowance for 45% climate change in any part of a building.
- 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.
- Where diversions to public sewer assets are proposed, evidence agreement in principle by United Utilities is required. An email of acceptance of proposed layout will suffice.
- Where an application is part of a larger site which already has planning permission, evidence is required that the new proposal does not compromise the drainage scheme already approved. Provide reference to evidence that Phase 2 south can be accommodated in Phase 1 attenuation.
- Construction details of flow control and SuDS elements.

A finalised drainage layout showing all components, outfalls, levels and connectivity; agreed public sewer diversion proposals; and appropriate easements for attenuation tanks;

The following enclosed drainage drawings detail all drainage components, outfalls, levels and connectivity:

- 074031-CUR-00-XX-D-C-90102_P03 Proposed Contour Plan
- 074031-CUR-00-XX-D-C-92610_P02 Drainage Layout Phase 2
- 074031-CUR-00-XX-D-C-92620_P01 Drainage Notes
- 074031-CUR-00-XX-D-C-92630_P02 Manhole Schedule
- 074031-CUR-00-XX-D-C-92640_P01 Drainage Details Sheet 1 of 4
- 074031-CUR-00-XX-D-C-92641_P01 Drainage Details Sheet 2 of 4
- 074031-CUR-00-XX-D-C-92642_P01 Drainage Details Sheet 3 of 4
- 074031-CUR-00-XX-D-C-92643_P01 Drainage Details Sheet 4 of 4
- 074031-CUR-00-XX-D-C-95800_P01 Proposed Externals Layout
- 074031-CUR-00-XX-D-C-95801_P01 Proposed Externals Details
- 074031-CUR-00-XX-D-C-92650_P01 Overland Flow Path Phase 2

It is noted that the requirement for a public sewer diversion is only required upon commencement of Phase 3 of the development (second phase of this planning approval). A sewer diversion is not required to facilitate the completion of Phase 2 (first phase of the planning approval). Initial discussions have been carried out with United Utilities and agreed in principle a requirement for a diversion. Correspondence is enclosed with this report.

Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. Details of surface water attenuation that offers restricted discharge rates as specified in the document "1290 Oldham Road, Newton Heath, Phase 2&3 Flood Risk Assessment and Drainage Strategy Curtins Ref: 074031-CUR-00-XX-RE-C- 92100"

SuDS components are detailed on the Drainage Layout and Details.

Hydraulic calculation of the proposed drainage system, including evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100-year rainfall event with allowance for 45% climate change in any part of a building.

Proposed Surface Water calculations are enclosed with this report and include 1 Year 30 Year and 100 Year scenarios plus an allowance of +45% for climate change. No flooding is demonstrated in the design model.

- Phase 2 Drainage Calculations 26.11.2024

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.

Overland Flow routes for Phase 2 are demonstrated on the following drawing:

- 074031-CUR-00-XX-D-C-92650_P01 Overland Flow Path Phase 2

Where diversions to public sewer assets are proposed, evidence agreement in principle by United Utilities is required. An email of acceptance of proposed layout will suffice.

It is noted that the requirement for a public sewer diversion is only required upon commencement of Phase 3 of the development (second phase of this planning approval). A sewer diversion is not required to facilitate the completion of Phase 2 (first phase of the planning approval). Initial discussions have been carried out with United Utilities and agreed in principle a requirement for a diversion in Phase 3. Correspondence is enclosed with this report with reference to the options discussed and confirmation from United Utilities Option 2 as a preferred diversion route.

Where an application is part of a larger site which already has planning permission, evidence is required that the new proposal does not compromise the drainage scheme already approved. Provide reference to evidence that Phase 2 south can be accommodated in Phase 1 attenuation.

Phase 2 south catchments are accommodated within the Phase 1 design – attenuation and flow restriction. The Phase 1 site 1 calculations are enclosed:

- Phase 1 Site 1 Drainage Calculations

Construction details of flow control and SuDS elements.

Construction Details are included on the following drawings:

- 074031-CUR-00-XX-D-C-92640_P01 Drainage Details Sheet 1 of 4
- 074031-CUR-00-XX-D-C-92641_P01 Drainage Details Sheet 2 of 4
- 074031-CUR-00-XX-D-C-92642_P01 Drainage Details Sheet 3 of 4
- 074031-CUR-00-XX-D-C-92643_P01 Drainage Details Sheet 4 of 4
- 074031-CUR-00-XX-D-C-95801_P01 Proposed Externals Details