

CH/11325

06 March 2025

MCC Application No. CDN/24/0852

MCC Planning Permission 135680/FO/2022

P4 Planning
113 Timber Wharf
40 Worsley Street
Castlefield
Manchester
M15 4LD

By email: Alex.Snow@p4planning.co.uk

FAO: Alex Snow

Dear Sirs,

RE: Land off Ambrose Street, Manchester, M12 5DD

Please find below Thomasons' responses to the LLFA comments dated 09 October 2024 in relation to Condition 6 (surface water drainage).

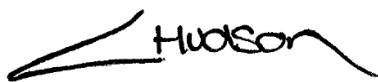
Decision Note Clause	Thomasons' Response
A finalised drainage layout showing all components, outfalls, levels and connectivity;	Refer to updated drawing 11325-025 which indicates connection of surface water into existing combined sewer within highway.
Property threshold levels must be set a minimum of 52.65m AOD, in line with the proposed Flood Risk Assessments (FRA);	Refer FFL = 52.65m AOD indicated on drawing 11325-050.
Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;	Refer to updated FRA noting that there are no other external spaces for green type SuDS.
Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;	Refer to updated FRA noting that the flow rate has been reduced to 5l/s via geocellular attenuation.
An existing drainage survey and routing plan accompanying any brownfield run-off calculations, clearly determining the exact point of outfall;	Revised proposals incorporate greenfield rates therefore this comment is no longer applicable.

Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;	The impermeable area will remain the same post development and therefore there is no increase in volume.
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;	Refer to updated FRA and flood exceedance indicated on updated drawing 11325-025.
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;	Refer to overland flow arrows indicated on updated drawing 11325-025.
Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required;	Refer to FRA which highlights cohesive soils identified during Site Investigations.
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.	Refer to Appendix F of FRA

Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice. Third - party landowner agreement (if required) must also be attained in writing;	Not applicable.
Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent applications can be arranged by contacting the Lead Local Flood Authority;	Not applicable.
Hydraulic calculation of the proposed drainage system;	Provided within updated FRA.
Construction details of flow control and SuDS elements.	Refer to drainage details drawing sheet.

We trust that the above addresses your current requirements, however if you require any further clarification, please do not hesitate to contact the undersigned.

Yours faithfully,



Clare Hudson MEng (Hons) CEng MIStructE
Associate for Thomasons

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Whilst every effort has been made to fully inspect those parts of the building requested of us, no permanent or secured fixtures and fittings will have been removed. We will not have inspected woodwork or other parts of the structure which were covered, unexposed or inaccessible, and we are therefore unable to report that any such part of the property is free from defect.

Thomason Partnership Limited certify that they have carried out the work contained herein with due care and diligence to their best belief and knowledge based on the time and information available.

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