

Ralph Taylor

From: Jonathan McCaul <jonathan@mccauldev.co.uk>
Sent: 06 October 2023 13:59
To: Ralph Taylor
Cc: Martin McCaul; Tom Flanagan
Subject: Re: [CCL: 1-21590] Condition 16 - Every St, Ancoats

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ralph,

Our SE is still waiting on feedback from UU on the drainage proposals in order to obtain their approval.

In an attempt to get some confirmation back sooner he has submitted a S106 application to connect into the public sewer.

Going back to the infiltration point which I believe was the only other outstanding query he said if you state to the LLFA:

'Due to recorded groundwater depths of 2.1-2.7, 1m clearance from underside of drainage system to ground water table isn't achievable, therefore discharging SW via infiltration is not feasible.

WMLCONSULTING

Atmospheric Pressure
Start:- 1014mb
End:- 1014mb
Trend:- Rising

Operator:- P Hobson

Additional Comments

Jonathan McCaul
McCaul Developments Ltd

E: jonathan@mccauldev.co.uk
M: 07950 445910
W: www.mccauldevelopmentslimited.com

On 22 Aug 2023, at 09:53, Ralph Taylor
<ralph@paulbutlerassociates.co.uk> wrote:

Hi Jonathan,

I have now reviewed this information against the requirements of condition 16, which states:

16) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion. The scheme shall include:

- o Results of ground investigation carried out under Building Research Establishment

- o 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 is required.

- o Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

- o 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.

- o 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;
o Hydraulic calculations to support the drainage proposal.
o Details of how the scheme shall be maintained and managed after completion.

I am not fully clear that the two points highlighted yellow are addressed by this information.

For the infiltration point I note Clancy previously advised that infiltration was confirmed as not feasible as part of the original planning submission. Please can we have this explanation again so that the condition discharge response is robust.

For the UU point, please can Clancy check this with UU direct as there is no correspondence readily available online confirming UU's acceptance (also we were not involved in the original application).

Many thanks

Kind regards

Ralph

Ralph Taylor BSc (Hons) MPLAN MRTPI
Associate Director

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From: Jonathan McCaul <jonathan@mccauldev.co.uk>
Sent: Wednesday, August 16, 2023 4:43 PM
To: Ralph Taylor <ralph@paulbutlerassociates.co.uk>
Cc: Martin McCaul <martin@mccauldev.co.uk>; Tom Flanagan <tom@paulbutlerassociates.co.uk>
Subject: Fwd: [CCL: 1-21590] Condition 16 - Every St, Ancoats

Hi Ralph,

Please see attached.

Kind regards

Jonathan McCaul
McCaul Developments Ltd

E: jonathan@mccauldev.co.uk
M: 07950 445910
W: www.mccauldevelopmentslimited.com

Begin forwarded message:

From: Louis Cross <louis.cross@clancy.co.uk>
Subject: RE: [CCL: 1-21590] Condition 16 - Every St, Ancoats
Date: 16 August 2023 at 15:17:33 BST
To: Jonathan McCaul <jonathan@mccauldev.co.uk>, Carl Dawson <carl.dawson@clancy.co.uk>
Cc: "martin@mccauldev.co.uk" <martin@mccauldev.co.uk>, Stephen Whitesmith <stephen.whitesmith@clancy.co.uk>, Daniel Singh <daniel.singh@clancy.co.uk>

Hi Jonathan,

Please find attached the collated drainage condition discharge information pack. This includes detailed drawings, calculations, and drainage maintenance document. We've also included in the pack the WML drainage strategy drawing that was approved as part of the original planning application.

Kind regards,

<image001.jpg>

<image002.jpg>

Louis Cross
Engineer

<image003.png>

Dunham Court, 2 Dunham Road, Altrincham, Cheshire, WA14 4NX.

<image004.png>

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<image005.png>

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<image007.png>

<image008.png>

<image009.png>

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<image011.png>

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