Application Details **Discharge of Condition 12 (Suds2)**
Planning Permission 125573/FO/2019

Responses as below to LLFA Comments 29/07/2024:

Condition 12 Phase B (Block AB)
(a)Verification report providing photographic evidence of construction as per design drawings. Photographic evidence of all installed hydro-brakes must be submitted (SW28 & SW49).

- *Document F243057.23 does not provide a clear image of the hydro-brake. The developer must provide clear photographic evidence for manhole S28, showing the installed hydro-brake control.*

  See picture MH SW 28 Hydro Brake

- *Document F243057.640 does not provide a clear image of the hydro-brake. The developer must provide clear photographic evidence for manhole S49, showing the installed hydro-brake control.*

  Information will be issued under separate submission for Phase A (Block D)

- *As an additional attenuation tank has been added, the developer must provide photographic evidence of installation for DS/PN: 5.001.*

  Please refer Tank installation photographs in documents '*ATTENUATION_RECORD_Wilmott Street*'.

(b)As built construction drawings if different from design construction drawings.

DCL would confirm all attached AJP 'Final Issue – Construction Intent' drawings are As-Built status drawings.

- *The developer needs to confirm drawing no. FSS-AJP-XX-00-DR-C-0001-C11 is the submitted as-built. The drawing is referenced as "Below Ground Drainage Strategy", not as-built details.*

  Please see attached updated AJP drawing FSS-AJP-XX-00-DR-C-0001-C12, which confirms the drawing as a 'Final Issue – Construction Intent' drawing.

- *Drawing no. FSS-AJP-XX-00-DR-C-0001-C11 indicates an additional tank (ADDITIONAL TANK, DS/PN: 5.001). The developer must provide an as-built section through the installed attenuation tank. The section must demonstrate a suitable maintenance easement from the building's foundation, demonstrating no impact on the constructed foundations.*

  Please see attached AJP drawing FSS-AJP-XX-00-DR-C-0015-C02, which confirms the 'Final Issue – Construction Intent' drawing. As can be seen from the details and sections shown on AJP drawing FFS-AJP-XX-00-DR-C-00015-C02, due to shallow depth of proposed attenuation tank, there is no risk of maintenance activities affecting the adjacent building foundations. DCL would confirm that additional tank has been constructed as per the attached AJP drawing FSS-AJP-XX-00-DR-C-0015-C02.

- *ADDITIONAL TANK, DS/PN: 5.001, indicates construction needs to be 'confirmed with the manufacturer'. The developer must provide the manufacturers guidance to ensure the construction has been undertaken in accordance with the correct level of cover.*

  Please see attached AJP drawings FSS-AJP-XX-00-DR-C-0001-C12 and FSS-AJP-XX-00-DR-C-0015-C02 where the 'confirmed with the manufacturer' notes have been removed. Please refer to Attenuation Tank Survey Email Thread attached (FW First Street Manchester - Attenuation Tank Area Surveyref date 14 May 2024) confirmation of cover depth accepted by manufacturer.

- *Manhole SW28 indicates "1500mm (TBC) Hydrobrake chamber". The developer must provide an as-built drawing without "TBC".*

  Please see attached updated AJP drawing FSS-AJP-XX-00-DR-C-0001-C12, where the TBC notes have now been removed. Please also see attached AJP drawing FSS-AJP-XX-00-DR-C-0010-C05 which confirms the 'Final Issue – Construction Intent' drawing for manhole SW28.

- *Manhole CW01 indicates the invert as "TBC". As this is an as-built drawing, an accurate invert level will need to be provided.*

  Please see attached updated AJP drawing FSS-AJP-XX-00-DR-C-0001-C12, where the TBC notes have now been removed.

- *Drawing no. FSS-AJP-XX-00-DR-C-0001-C11 indicates rainwater harvesting tank are "TBC" and are "to be redesigned to suit". As this condition requires the developer to provide an 'as built', the constructed detail must be reflected within the layout.*

  Please see attached updated AJP drawing FSS-AJP-XX-00-DR-C-0001-C12, where the TBC notes have now been removed and reference to the relevant HES drawing has been added. Please refer to HES Drawing 0250-HES-ZA-00-DR-50001 noting RH Tank location, Tank shop drawing and COMBI Belowground Tank Installation Manual.

- *The "areas of non-infiltration (tanked) permeable paving" installed, needs to be clearly shown on the as-built layout. This must state and correspond with the supporting hydraulic calculations.*

  Please see attached AJP drawing FSS-AJP-XX-00-DR-C-0120-C01 for extents of non-infiltration (tanked) permeable paving and other SuDS elements across the site. The SuDS extents and catchment areas have the relevant pipe and manhole references shown on the drawing and these references correspond with the attached AJP SW NETWORK CALCULATIONS.

  DCL would advise installation in this area in not yet complete, however we would advise installation will follow AJP Design.

- *The hydraulic calculations include 'Green Roof' attenuation features. The 'Green Roof' elements must be demonstrated within an as-built plan. It is worth noting we are yet to fully discharge condition 11 under application no. CDN/24/0432.*

  Please see attached AJP drawing FSS-AJP-XX-00-DR-C-0120-C01 for extents of green roof areas and other SuDS features across the site. The SuDS extents and catchment areas shown

have the relevant pipe and manhole catchments shown on the drawing and these references correspond with the attached AJP SW NETWORK CALCULATIONS. Please note that *CDN/24/0432 relates to Phase A which is no longer part of this application*

- *standard comment: The applicant must present a consistent package to discharge this condition (Including all layouts and calculations). 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.*

  All of the attached AJP drawings and previously issued AJP SW NETWORK CALCULATIONS correspond and the surface water network model has been included within the AJP SW CALCULATIONS and this corresponds with the surface water drainage network shown on AJP drawing FSS-AJP-XX-00-DR-C-0001-C12. For ease, these calculations are attached.

(c)Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime

See *'Condition 12 letter - 16 July 24'*