

**Vacant Land At Rainford Avenue, Manchester, M20 1BR| Application number:
136512/FO/2023**

Drainage reports and drawings required to satisfy planning condition no 12

Planning Condition no 12 states:

Prior to the commencement of development, details of a sustainable surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes shall include:

- A finalised drainage layout showing all components, outfalls, levels and connectivity;
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- 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.
- 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.
- Where surface water is connected to the public sewer, agreement in principle from the

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.

- Hydraulic calculation of the proposed drainage system, including all design parameters.

- Construction details of flow control and SuDS elements.

- Management and maintenance plan for the lifetime of the development.

The drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Description of the Task/Activity

The development comprises 2 bungalows together with external works.

Documents provided to satisfy this condition

The following documents are provided in connection with this condition:

ADS: Structural – Drainage Strategy
ADS: Structural – Micro Drainage storm water
ADS: Structural – Drainage layout and details