

Levenshulme Rd, Gorton – Con 22 responses from design team to LLFA comments dated 27th April 24 pursuant to DoC Application CDN/24/0168 (Withdrawn)

LLFA comments on condition 22 are in green below:

- o A finalised drainage layout showing all components, outfalls, levels and connectivity;
 - Proposed invert level noted. The proposed cover level (CL) is still listed as TBC, can this please be updated. **Noted – Drawing updated & re-submitted.**
- o A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant parties.
 - This is a requirement for all sites across MCC discharging less than 5 l/s. This must be provided before approval. **Flow rate has increased to 5l/s as shown on updated calcs and drawings submitted.**
- o 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. – As previously highlighted, a **minimum site-specific ground investigation must be provided**. Localised BGS Bore Hole logs are insufficient. **Letter submitted from LK Consult shows that based on the existing ground type infiltration isn't an option.**
- o 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. Consent applications can be arranged by contacting the Lead Local Flood Authority.
 - This point still stands, they are still awaiting the developer to submit a land drainage consent application, for the proposed connection. Please see the following link: <https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>
The developer should note, as the outfall system is outside the developable boundary, the necessary agreement with the riparian landowner must be provided through the consent process. **Email chain attached showing confirmation of application made and submission of relevant drawings required.**
- o Hydraulic calculation of the proposed drainage system;
 - The design criteria for storm indicates an; “add flow / climate change (%)” of 45%. However, this isn't reflected in the results. Can the developer please submit the critical results for 1:100 years + 45%cc.
Micro drainage should also include nodes S13 – S15. **The calculations provided previously did include 45% climate change in the results. However, the revised set submitted have been updated to reflect the 5l/s.**
- o Construction details of flow control and SuDS elements.
 - Minimum level of cover on the attenuation tank needs to be added onto the engineering section. Drawing no. 23-2405/ A1/206 P2, does not demonstrate this. Manufactures guide is unavailable on MCC planning portal. Applicant to provide dimensions from tank to

boundary. Please note the LLFA require SW features to be 5m of a building or highway and 2.5m of a boundary. This is still yet to be confirmed. **The updated drawings submitted show that a minimum cover of 840mm is specified for the tanks. The dimensions from the boundary and building is also noted.**