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Project Reference: 1273

20 February 2024

To whom it may concern

Dear Sirs,

Re: Application reference 136963/FO/2023

In response to discharge of condition 6, please see the notes in red below advising which document is in response to the relevant section of condition 6 - Prior to the installation of any surface drainage works at the site details of a surface water drainage scheme prepared in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
Please refer to WML Drainage Strategy Document ref; LCNP-WML-00-XX-RP-D-052
- (ii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
Please refer WML Drainage Drawing ref; LCNP-WML-00-FN-DR-D-5200
- (iii) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
The proposed drainage has been sized to reduce surcharging in accordance with current standards and thus results in no surcharging across the network for the 1:1 year event (with the exception of the hydrobrake flow control chamber).
- (iv) Foul and surface water shall drain on separate systems; (v) A finalised drainage layout showing all components, outfalls, levels and connectivity;
Please refer WML Drainage Drawing ref; LCNP-WML-00-FN-DR-D-5200
- (v) Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
Please refer to the Surface Water Drainage Calculations found within WML Drainage Strategy Document ref; LCNP-WML-00-XX-RP-D-052

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- (vi) 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;
Please refer to the Surface Water Drainage Calculations found within WML Drainage Strategy Document ref; LCNP-WML-00-XX-RP-D-052
- (vii) 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;
Please refer to the Surface Water Drainage Calculations found within WML Drainage Strategy Document ref; LCNP-WML-00-XX-RP-D-052
- (viii) 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;
Please refer to 10939 - LLFA Correspondence document.
- (ix) 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;
Please refer to attached correspondence. At the time of writing a response is awaited from Manchester City Council.
- (x) Hydraulic calculation of the proposed drainage system, including all parameters; and,
Please refer to the Surface Water Drainage Calculations found within WML Drainage Strategy Document ref; LCNP-WML-00-XX-RP-D-052
- (xi) Construction details of flow control and SuDS elements.
Please refer to WML Drainage Drawing ref;

LCNP-WML-00-FN-DR-D-5230
LCNP-WML-00-FN-DR-D-5231
LCNP-WML-00-FN-DR-D-5232
- (xii) To discuss further any technical details of this submission please contact the drainage specialist, WML on the following:

WML Consulting
Third Floor South
Metropolitan House,
Cheadle Hulme, Cheshire,
SK8 7AZ

Telephone: 0161 482 0600

Yours sincerely,



Melissa Murphy
Associate