

Planning Condition Discharge Technical Note

Job No: 100.20004	Job Title: Bury Old Road	Date: 21/12/2023
Planning ref: CDN/23/0379		
This technical note has been prepared to accompany the following information in support of the application to discharge the drainage planning conditions noted below Updated comments in Blue Discharged conditions in Green		
Document Reference	Document Title	
100.20004-ACE-XX-XX-DR-C-1001 – P06	Proposed Drainage Strategy	
S(NG)24276	Wavin Attenuation Tank Design	
Wavin AquaCell NG Product Information Manual		

Condition Number	Summary of consultee feedback	Adept Response
1	Surface water sewer in Catherine Road connecting to Singleton Brook. 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. – UU comments suggested they are 'considering' the connection. The developer will need to supply a confirmation email from UU of acceptance. – Still awaiting confirmation from UU.	Adept have discussed with UU and they have no objections to the proposed connection subject to a S106 application. E-mail from UU confirming this has been attached and a Section 106 will be submitted in due course.
1i	The information available on MCC planning portal only provides a "Wastewater pre-development enquiry" application form. I note within the email there is an attachment called; "UU response". However, I am unable to access this document, can an accessible copy please be provided?	Please find attached the response in both Outlook and PDF format. If there are any further issues opening the response, please contact James Walsh at Adept on 0161 974 0292 or james.walsh@adeptcsce.com.

2	Construction details of flow control and SuDS elements – Site specific SuDS features should be submitted, taking into consideration specific site constraints. – minimum level of cover on attenuation tank sections needs to be included within section.	Adept will not provide attenuation tank details. This is to be provided by the tank supplier. We have attached details provided to us by a potential supplier.
2i	The information still does not confirm minimum level of cover provided. This must be provided on either the engineering drawing or tank sections.	Adept will not provide attenuation tank details. This is to be provided by the tank supplier. At this stage Adept have provided a required volume for dimensions and cover to be refined once a manufacturer has been specified.
2ii	Please provide site specific manufacturer's specification. These can be requested from appointed manufacturer.	Adept approached Wavin to provide a design for the tank. Please refer to drawing S(NG)24276
3	SuDS features should be appropriately positioned away from existing infrastructure. The developer will need to confirm the current attenuation tank easements from proposed dwellings and existing highway infrastructure. Good practice is typically 2.5m easement from existing highway, 5m from any dwellings, to enable future maintenance access. – This is standard practice in accordance with the SuDS Manual (C753). Please could you demonstrate these on a plan?	There is 3m at the front of the properties to the site boundary which doesn't meet the suggested minimum of 5m from the dwellings. Whilst we appreciate this doesn't meet the typical standards of good practice, we believe this is best placement for the tank. Adept have updated the Proposed Drainage Layout drawing to include the maximum available easement on the tank. Please refer to drawing 100.20004-XX-XX-DR-C-1001 Rev P06
3i	Within application no. 127106/FO/2020 surface water drainage discharges towards Bury Old Road. Which provides the tank with a preferred maintenance easement. Can the developer please confirm why this option has been discounted / changed?	The original application was submitted prior to a full drainage survey being undertaken. Following the results of the drainage survey it appears that there is no sewer down Bury Old Road for the site to connect in to and that it would have to connect into the Catherine Road side.

3ii	If this location is the only area available, and 5m easement from the property cannot be achieved. The developer will need to provide a site-specific cross section indicating the property foundations will not be impacted by the attenuation tank and are situated outside the zone of influence. The section should also include the proximity to the highway.	This is a considered to be a construction detail and Adept is unable to provide this until a tank manufacturer has been allocated. Adept have produced a drawing to show a section across the proposed location of the attenuation tank. Please refer to drawing 100.20004-ACE-XX-XX-DR-1001
3iii	Given the tank location, the approved drainage drawing will also need to clearly reference easements from both properties and highway, the drawing must also demonstrate tank dimensions (length, width, and height). Please allocate and provide manufacturer's specification	Adept approached Wavin to provide a design for the tank. Please refer to drawing S(NG)24276 and Wavin Tank Brochure
4	Catchment plan must be submitted, clearly indicating areas of hardstanding included within the hydraulic model. Page 4/9 within the hydraulic modelling report.	Adept have prepared an impermeable area plan and submitted with the responses dated 27/10/23.
5	I have noted there are now two engineering layouts on MCC planning portal, one including 70m³. The most recent one demonstrates tank capacity of 40m³. To ensure 40m³ is acceptable, can the developer please supply the manhole schedules included within the hydraulic modelling report? This is to ensure the modelled nodes correlate with the most recent drainage layout manholes. There appears to be some discrepancy, please see above.	Noted. Adept have rerun the calculations and a storage volume of 40.27m³ is the required amount. The discrepancy may have been cause from a quick storage estimate being made at the start of the project. Adept have updated the calculations to include the manhole schedules.