

Application number: CDN/24/0163

Proposal: Discharge of **condition 13 (Suds Verification)** attached to application ref no 131634/JO/2021.

Location: Victoria House Great Ancoats Street Manchester M4 7AB

Manchester City Council
Lead Local Flood Authority Comments (19/04/2024)

The information uploaded to the Planning Portal from 06th March 2024 has been considered.

Condition 13: No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- *Verification report providing photographic evidence of construction as per design drawings;*
- *As built construction drawings if different from design construction drawings;*
- *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.*

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

To discharge condition 13, further information is needed to satisfy the Lead Local Flood Authority. The outstanding evidence required is listed in **red**:

- *Verification report providing photographic evidence of construction as per design drawings;*
 - *No images of the installation of attenuation tank or hydro-brake have been provided.*
 - *It is unclear where the provided images have been taken from. A document demonstrating the image location, would be appreciated to correlate with the approved network.*
 - *Images of completed manhole structures must also be provided.*
- *As built construction drawings if different from design construction drawings;* - *The as-built construction drawing indicates manhole S1.06 (flow control) invert level has been raised circa 176mm. This has a detrimental effect to both manholes upstream (S5.01 & S1.05) as the constructed invert levels are situated below the hydro-brake, creating a backwater affect within the upstream system. In the first instance, the developer will need to confirm the constructed levels within the "DRAIN SURVEY" are correct?*
 - *Secondly, given the level changes within the flow control structure (S1.06), the developer will need to provide an updated hydraulic model, reflective of the constructed network (VHM-REN-00-XX-SH-C-01301 - FC01), modelling up to 1:100 + CC%. This should include all engineering parameters.*
 - *The as-built layout must also demonstrate flow control rate, and volume of attenuation provided.*
 - *The "DRAIN SURVEY" / as-built must clearly demonstrate the connection into the public sewer system and provide an accurate invert level.*

- *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. – The management report (VHM-REN-00-XX-RP-00005) does not include an adoption process for the below structures:*
 - *Inspection chambers, manholes and catchpits.*
 - *Pipes.*
 - *Drainage channels and gullies.*
 - *Vortex flow control device.*
 - *Cellular attenuation tank.*
 - *Bio-retention Treet Pits*

The developer will need to update the report to reflect the appropriate adoption plan / management company responsible for maintaining the above structures.