

PARKMOUNT ROAD - (APPLICATION NUMBER - CON/23/0738)			
LFUA INITIAL COMMENTS	APP COMMENTS	LFUA COMMENTS	APP RESPONSE
06/10/2023	08/03/2024	10/04/2024	17/04/2024
A finalised drainage layout showing all components, outfalls, levels and connectivity, including connectivity to the public sewer and compliance with easements where applicable.	Please find a link to the S104 plan 'PV2310-APP-92-XX-DR-C-2030 S104 Agreement Plan', which shows the overall drainage strategy.	The submitted micro drainage modelling references a 'Snew Combined MH - S10' however, this has not been included within the layout. Any chamber/node included within the hydraulic modelling must be reflected within the approved engineering layout.	-Microdrainage Calculations amended to change 'Snew Combined MH - S10' to 'Eg. CW501'. This manhole/node represents the existing UU Manhole in the footway of Rochdale Road. Updated 'PV2310-APP-92-XX-DR-C-2030 S104 Agreement Plan' to show correction of pipe 1.003 to 1.002.
Hydraulic calculation of the proposed drainage system consistent with the finalised drainage layout; including 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).	Please find attached MD Calculations 'PV2310-APP-92-XX-CA-C-1000 Storm Drainage Calculations - 1in100+45%KCC' which shows the storm drainage network caters for the 100+45%CC Event.		
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 and appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.	Please find a link to the S104 plan 'PV2310-APP-92-XX-DR-C-2030 S104 Agreement Plan', which shows the overland flow arrows.		
Construction details of flow control and SuDS elements.	Please find a link to the drainage details 'PV2310-APP-92-XX-DR-C-3200-3201 S104 Drainage Construction Details' which shows the SuDS elements and the flow control.		
Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable; - No evidence of progression through the hierarchy has been provided. Can the developer please supply evidence of the BRE 365 soakaway testing undertaken to determine if soakaways are feasible.	Please see section 2.3 of the Drainage Statement for Parkmount Road.		
Has the developer also considered above ground SuDS features such as rain gardens and tree pits within the surface water drainage design?	Yes we have considered this but it is not feasible due to difference in levels and the site layout.		
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. - Nothing has been provided on MCC website. Can the developer please provide an overland flow routing plan in the event of a blockage.	Please find a link to the S104 plan 'PV2310-APP-92-XX-DR-C-2030 S104 Agreement Plan', which shows the overland flow arrows.		
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. - No evidence of progression through the hierarchy has been provided. Can the developer please supply evidence of the BRE 365 soakaway testing undertaken to determine if soakaways are feasible.	Please see section 2.3 of the Drainage Statement for Parkmount Road.		
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 - No evidence of United Utilities approval for a new connection has been provided. This will need to be supplied to the LFUA for review.	Please find email within link provided, which is confirmation from United Utilities that they are happy for us to connect into the existing 300dia combined UU sewer running through the middle of the development at a combined rate of 11.5%/s. We have also agreed the proposed surface water drainage strategy in principle with United Utilities.		
Consideration should also be given if United Utilities (UU) highlight the 'Existing Combined MH' is surcharged during extreme events. We would expect the developer to submit a hydraulic model under a surcharged outfall scenario, to ensure an adequate amount of storage is provided within the site boundary. Anticipated top water level for the outfall manhole should also be provided if this is highlighted by UU.	We are not connecting into an existing surcharge network. We are connecting into the existing combined UU drainage which is running through the middle of the site. Please find attached MD calculations which has been run with a surcharged outfall to highlight that we have enough storage within the SW Network.	This is referenced within the developers cover document (LFUA RESPONSE) however, not uploaded onto MCC website. Can the developer please provide the proposed micro drainage modelling reflective of the surcharged outfall scenario.	Surcharged Outfall sims/calcs for both North and South networks have been run and provided.
Construction details of flow control and SuDS elements. - Attenuation tank situated above permeable paving. A site-specific section will be required to review how both components interlink.	Please find a link to the drainage details 'PV2310-APP-92-XX-DR-C-3200-3201 S104 Drainage Construction Details' which shows the SuDS elements and the flow control. In addition to this please find a link to drawing 'PV2310-APP-92-XX-DR-C-3000 Attenuation Tank Section Detail' which shows a section through tank in comparison the building.		
Easements from attenuation tank need to be confirmed. Easements from proposed development footprint and boundary must be provided. SuDS features must be appropriately positioned away from proposed buildings. The developer will need to confirm the current attenuation tank easements from proposed building. Good practice is typically 2.5-meters easement from existing boundaries, 5-meters from any building, to enable future maintenance access. This must be reflected in the approved layout.	Please find a link to the S104 plan 'PV2310-APP-92-XX-DR-C-2030 S104 Agreement Plan', which shows the relevant easement width for the adoptable drainage. Please note that the attenuation tanks are private and are off-site. We had a meeting on the 11th December 2023 with the LFUA whereby it was agreed that we would try to have the maximum SuDS easement that was possible depending on the layout constraints for the site.		
Given the attenuation tank is situated in close proximity to the adoptable highway. The developer will need to provide a S28 layout, to ensure the tank is not located within an area considered for adoption.	Please find a link to drawing ' PV2310-APP-94-XX-DR-C-2020 S38-278 Agreement Plan' which shows the adoptable extents.		
Within the drainage plan provided, hazards 9 and 10 require UU approval, can this please be provided to the LFUA to ensure UU are happy with the proposals in close proximity to their network.	Hazard 9 - This will be confirmed in due course once a GPR survey has been carried out. Hazard 10 we have submitted an S185 diversion drawing with an application to divert his existing sewer. Confirmation of approval will be provided at a later date. We are working with UU as part of the approval process.	We would expect approval to be submitted as part of this application to ensure United Utilities accept the proposals / easements within the drainage layout.	In discussions with UU regarding approval and will send over confirmation as soon as it is received to confirm UU are happy with proposals.
Hydraulic calculation of the proposed drainage system, including all parameters		There is a discrepancy between node 59 cover level (82.197) and the cover level included within the Section 104 agreement plan C9 (81.631). Both levels must correspond, and the necessary documentation will require updating, reflective of the correct level prior to approval.	Updated on calculations to show 81.631m