

Levenshulme Rd, Gorton – Con 22 responses from CCS to LLFA comments dated 21st Feb '24 pursuant to DoC Application CDN/23/0881 (Refused)

They are currently unable to recommend the discharge condition 22, please see their comments in red below:

o A finalised drainage layout showing all components, outfalls, levels and connectivity;
- The point of connection (S26) onto the existing culverted watercourse, states levels are to be confirmed. The existing invert level must be provided prior to discharging the condition, to ensure that the drainage proposals are feasible.

– This point is still valid, the developer needs to update the drainage drawing to reflect the invert level at the point of connection.

Invert Level confirmed by Watson Homes 22/02/24 – Included on CCS Drawing No. 202.

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.

- A blockage risk assessment must be provided to support the proposal to discharge lower than 5l/s.

– This has not been provided, they advise their comments still stand.

This is satisfactory as the opening to the flow control is more than 75mm. Refer to relevant documents such as CIRIA 753.

o Assessment of overland flow routes for extreme events. 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.

- An overland flow routing plan must be provided to support the proposals.

– This must be demonstrated within an overland flow routing plan.

Below Ground Drainage layouts (Drawing No.'s 0201 & 0202) Updated to reflect comment.

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.

- No evidence of drainage hierarchy results provided. The developer must supply ground investigation and percolation testing in accordance with BRE 365.

– As a minimum site-specific ground investigation must be provide. Ideally all developments should submit BRE 365 testing in accordance with part H of the building hierarchy.

No requirement for tests if the ground is clay. However, if they are insistent, the contractor needs to carry tests in accordance with BRE 365. BGS Bore Hole logs local to the site as well as LK Consult S.I. report attached for further clarity.

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.

- As the point of connection is classified as an ordinary watercourse, this needs to be agreed with the Lead Local Flood Authority. The developer must apply for land drainage consent, under land drainage act 1991.

Please see the following

link: <https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage> **This point still stands, the developer needs to apply for land drainage consent under Land Drainage Act 1991. Please see the link above.**

Watson Homes to submit Application.

o Hydraulic calculation of the proposed drainage system;

- Manhole S25/FC is listed CL 66.750mm in the model, and 66.200mm within the drainage layout. Both the hydraulic model and drainage layout need to reflect the correct cover level.

– The appropriate cover level needs to be reflected within the engineering drawing.

Noted, hydraulic Model updated.

Currently the calculations suggest: WARNING: Half Drain Time has not been calculated as the structure is too full. We would be unable to accept calculations which have not calculated the half drain time. This needs to be amended and updated.

– The developer has not addressed this comment.

Noted. Updated Report Attached.

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. 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 point still stands, both above points need to be specified within an engineering drawing.

CCS Drawing Number 206 Attached with Attenuation Tank Detail as well as Manufacturers installation guide for clarity.

Condition 22: No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. In order to avoid/discharge the above drainage condition the following additional information has to be provided:

o A finalised drainage layout showing all components, outfalls, levels and connectivity;

Drainage Layout & details attached.

o Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;

Surface water management report attached.

o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;

Drainage Layout & details & SWM report attached.

o An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

Existing site plan, and proposed external works plan attached.

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.

Refer to comments above.

o 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;

Surface water management report attached.

o 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;

Surface water management report attached.

o Assessment of overland flow routes for extreme events. 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.

Refer to comments above.

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.

Surface water management report attached. Refer to comments above.

o 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.

Refer to comments above.

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.

Refer to comments above.

o Hydraulic calculation of the proposed drainage system;

SW network calculations attached.

o Construction details of flow control and SuDS elements.

Drainage Layout & details attached.