

Application number: CDN/23/0760

Proposal: Discharge of condition number 6 (Surface Water Drainage Scheme) from planning approval reference 136963/FO/2023

Location: Loreto College 146 Chichester Road Manchester M15 5PB

Manchester City Council

Flood Risk Management Team Comments (21/12/2023)

The information uploaded to the Planning Portal 07th November 2023 has been considered.

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;
- (ii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iii) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
- (iv) Foul and surface water shall drain on separate systems;
- (v) A finalised drainage layout showing all components, outfalls, levels and connectivity;
- (vi) 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;
- (vii) 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;
- (viii) 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;
- (ix) 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;
- (x) 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;

- (xi) Hydraulic calculation of the proposed drainage system, including all parameters; and,
- (xii) Construction details of flow control and SuDS elements.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

In order to discharge condition 6, please see our LLFA comments listed in red below:

- 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; - *LLFA have no comment to add on this point. However, this relates to United Utilities proposed condition, they will need to comment on this aspect.*
- Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; - *This relates to United Utilities proposed condition, they will need to comment on this aspect.*
- Foul and surface water shall drain on separate systems; - *This relates to United Utilities proposed condition, they will need to comment on this aspect.*
- A finalised drainage layout showing all components, outfalls, levels and connectivity; - *The proposed drainage layout states; "NEW DIRECTION CONNECTION TO CORN BROOK CULVERT OR VIA EXISTING INSPECTION CHAMBER". The developer will need to confirm which approach is being taken and update the engineering drawing to reflect this.*
- 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; - *MCC LLFA have currently not received a land drainage consent application. Can the developer please apply via the following link: [Apply for consent: works affecting watercourses | Flooding for business and land owners | Manchester City Council](#).*
- Hydraulic calculation of the proposed drainage system, including all parameters; and – *The hydraulic modelling submitted indicates the tank to be 0.800m depth and 160.0m² area. This does not correlate with the provided drainage drawing. Can the modelling / drainage drawing be updated to reflect the correct dimensions.*

The developer must also include attenuation tank dimensions (length, width, height) within the approved drawing.

- Construction details of flow control and SuDS elements. – *The proposed drawing indicates the tank to provide an element of infiltration; “POLYSTORM PSM2SOAKAWAY”. However, the proposed section demonstrates an impermeable membrane. Can the developer update the documents to reflect the correct arrangement?*

The current attenuation specification and drainage layout do not confirm the attenuation tanks minimum level of cover. This will need to be added onto either document for future reference.

The developer needs to provide proposed permeable paving construction details.

- *We had received a query from the developer on Tuesday, October 3, 2023 regarding Corn Brook culvert. The drawing supplied indicated a different easement to the Corn Brook Culvert Survey Drawings. To ensure that MCC LLFA are happy with the proposed easements from Corn Brook. Can the developer please confirm the correct routing plan and provide a specific drawing demonstrating easements from proposed infrastructure.*