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Our ref: 50786-TK-20221006-L-1.01
6 October 2022

FAO Sue Wills- Principal Planner, Development Management North
Planning Growth and Development Directorate
Manchester City Council
Floor 6 Town Hall Extension
Albert Square,
P.O.BOX 532
Manchester M60 2LA

Dear Sue

GORTON COMMUNITY HUB – CONDITION 32
Online application ref PP-11548173

Condition 32
Sustainable drainage scheme

In response to your request regarding the above we confirm as follows :

1. *As built construction drawings if different from design construction drawings: Please provide hydraulic calculations/simulations demonstrate that the as-built drainage meets the standards of the approved design, i.e.: “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 climate change in any part of a building” – this shall include 40% climate change as per the scheme approved under 124359/VO/2019. Reason: The as-built scheme presented in CDN/22/0654 is not consistent with the approved scheme under 124359/VO/2019.*

In particular:

- *Tank locations/sizes have changed including an indicated decrease in total tank capacity from 572m² to 338m².*

The current Flood Risk Assessment and Detailed Drainage Strategy (062407-CUR-00-XX-RP-C-00001) is revision P03, not V02 (see uploaded to planning portal) and includes updated surface water drainage calculations. Page 3-4 of the calculations show the attenuation storage structure dimensions which give a total tank capacity of 286 m³. This matches the current Proposed Drainage Layout (GCH-CUR-XX-XX-DR-C-92002 revision C13) (see uploaded to planning portal). The calculations demonstrate that there is no flooding for the 1:30 year or 1:100 year design storm with 40% climate change. The simulation of flows between the 2 catchments will have meant a significant reduction from the original estimates done to inform revision V01 of the Flood Risk Assessment. To give additional comfort to the LLFA that the reduction in volume is supported by the calculations, we can confirm that the impermeable area used in the calculation has increased from 0.606 ha to 0.641 ha to account for design development. Much of this is to take account of the embankment north of the building, which was previously excluded. The total surface water discharge rate has remained at 11 l/s. The reduction in volume has been achieved by detailing and refinement of the hydraulic model.

- *Introduction of permeable paving area. This is no longer applicable*

- *Other reconfigurations in pipe/flow control network. Design development and coordination*

2. *Verification report providing photographic evidence of construction as per design drawings:*

- *Please provide photographic evidence of hydrobrake installation. See image uploaded to planning portal from flow control manhole when constructed.*

3. *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:*

- *Please update maintenance plan to identify responsible party. See Maintenance Recommendations R2 uploaded to planning portal*
- *Please update maintenance plan to include tasks/frequencies for permeable paving. This is no longer applicable*

Yours sincerely

Tim Kilpatrick
Architect | Studio Associate Director
IBI Group