
FW: 402-404 Wilmslow Road, Withington - Application number: 130100/FO/2021

Neville Shaw <nevilleshaw@integraconsulting.co.uk>

16 September 2022 at 18:58

To: Simon James <simonjamesarq@gmail.com>, Stuart Wall <stuartbarriewall@gmail.com>

Evening both,

Please see below – we finally have the ‘green flag’ from the LLFA on the drainage/flood related planning condition for 402-404!

Simon – I will package up the relevant planning condition deliverables and send over to you for formal submission to Jennifer at the LPA but this should now be a rubber stamp exercise.

Best wishes,

Neville

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From: Oliver Timmins <oliver.timmins@manchester.gov.uk>**Sent:** 15 September 2022 14:30**To:** Neville Shaw <nevilleshaw@integraconsulting.co.uk>**Subject:** RE: 402-404 Wilmslow Road, Withington - Application number: 130100/FO/2021

Hi Neville,

Thanks for sending that through. Yes that all seems in order now. Therefore, we have no further comments on the most recent information presented as part of the discharge of condition 21 associated with CDN/22/0435.

Thanks,

Oliver

Oliver Timmins

Highways
Growth and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Web: <http://www.manchester.gov.uk>

From: Neville Shaw <nevilleshaw@integraconsulting.co.uk>**Sent:** 09 September 2022 17:08**To:** Flood Risk Management <floodriskmanagement@manchester.gov.uk>**Subject:** RE: 402-404 Wilmslow Road, Withington - Application number: 130100/FO/2021

Hi Oliver,

Many thanks for your e-mail below – we have amended the hydraulic design as suggested in order that manhole S4 no longer floods at all.

Revised drainage drawing and associated calculations are attached - please note that we have increased the underground storage from 25 to 32.5m³ with a consequent decrease in the above ground flooding from 9.8m³ to 2.9 m³ to allow manhole S4 not to flood.

If you could kindly let me know that the above / attached is now in order I will then issue formally to the LPA.

Many thanks,

Neville

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From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Sent: 07 September 2022 12:49
To: Neville Shaw <nevilleshaw@integraconsulting.co.uk>
Subject: RE: 402-404 Wilmslow Road, Withington - Application number: 130100/FO/2021

Hi Neville,

Thanks for forwarding on the below and additional bits of information.

All seems fine now apart from the second comment, which still needs addressing – below I was referring to manhole S4 on the hydraulic model (so SWIC 06 on the drainage layout). I know the predicted level of flooding at the surface is minimal at this location, but can the design be altered slightly to avoid any flooding to this manhole, as this manhole is adjacent to the lower basement dwellings?

Kind Regards,

Oliver

Oliver Timmins
Engineer (Flood Risk Management)

Lead Local Flood Authority
Highways
Growth & Development and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
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M60 2LA

Web: <http://www.manchester.gov.uk>

From: Neville Shaw <nevilleshaw@integraconsulting.co.uk>
Sent: 02 September 2022 17:08
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Subject: RE: 402-404 Wilmslow Road, Withington - Application number: 130100/FO/2021

Good afternoon Oliver,

Many thanks for your helpful e-mail below.

We have now addressed all the points raised – accordingly, I have added my comments in **green** on your e-mail below.

Could you please advise if the below / attached appears to be in order following which I will formally submit our updated FRA to the LPA.

Kind regards,

Neville

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From: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Sent: 01 September 2022 09:55

To: Neville Shaw <nevilleshaw@integraconsulting.co.uk>
Subject: RE: 402-404 Wilmslow Road, Withington - Application number: 130100/FO/2021

Good Morning Neville,

I am well thank you, I hope you are as well.

Yes, my comments were as follows:

- Flood risk handbooks issued to the front 2 basement dwellings should not state that their property is at the same risk as a Flood Zone 1 as this is not accurate. The handbook should identify that these dwellings are at an increased risk of flooding due to the finished floor level and should clearly highlight the risks and safety procedures which should be followed during a high level storm event. [We would need to see an updated FRA evidencing the above. I have amended the FRA text \(see attached\) to indicate exactly what the flood risk handbooks to the front two basement dwelling should state, fully in line with your comments above – refer to section 2.0 and item 6 of section 5.0 of the report.](#)*
- Where flooding is shown on the hydraulic model, this should be mapping on the proposed layout (based on site levels), to illustrate the extent of the flooding ensuring that the flows do not enter the lower basement dwellings or third party land. Flooding of manhole number S4 should be avoided as the location of the manhole is adjacent to the lower basement dwellings therefore posing a flood risk. See attached drainage strategy drawing. **Please see the attached drainage strategy plan marked up to indicate the area of above ground flooding in a 1 in 100 year plus 40% climate change event in the rear car park together with the location and associated volume of (very minor) flooding at manhole / gully locations marked with an asterisk. Specifically, manhole S4 does not flood as per the MD simulation previously submitted. This manhole will certainly not flood as the manhole cover level is significantly above the head of the drainage run.***
- Proposed drainage layout needs to show outfall connection to public sewer (including invert level to ensure a gravity connection is feasible). [Noted and can be removed. Noted with thanks.](#)*
- Details of the maintenance requirements for the Aco drain. [We would need to see an updated FRA confirming the maintenance requirements. The updated FRA contains this information – refer to section 9.0 for details.](#)*

Please see my comments above in [blue](#) following your email.

The requirement for comment 2 is due to the fact that the hydraulic model shows levels of localised flooding on the proposed drainage network during the critical 1 in 100 year storm event (+40%CC). As there are basement dwellings below some ground levels, we would require that the extent of flooding at the individual manholes is mapped out on the proposed drainage layout, to ensure the water is safely controlled and does not enter the below ground level properties. Or alternatively the drainage could be redesigned to ensure no flooding occurs during the critical 1 in 100 year storm event (+40%CC).

Hopefully the above provides clarification.

Kind Regards,

Oliver

Oliver Timmins
Engineer (Flood Risk Management)

Lead Local Flood Authority
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From: Neville Shaw <nevilleshaw@integraconsulting.co.uk>
Sent: 24 August 2022 10:39
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Subject: RE: 402-404 Wilmslow Road, Withington - Application number: 130100/FO/2021

You don't often get email from nevilleshaw@integraconsulting.co.uk. [Learn why this is important](#)

FAQ Oliver Timmins

-

Hi Oliver,

I trust all is good with you?

I have just been sent the attached refusal notice for the above project in relation to 4 No items in connection with condition 21 (drainage).

I have updated the FRA in respect of the first and fourth items and, in respect of item 3, the invert at the on-site hydrobrake is 33.24m AOD compared to the IL at the UU sewer connection point at 31.22m AOD so there is no problem in achieving a gravity connection.

Would you have ten minutes free (on this Friday if possible) to discuss the second bullet point?

Many thanks,

Neville

-

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