

## Mike Guy

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**From:** Andrew Mulligan <Andrew.Mulligan@carleydaines.co.uk>  
**Sent:** 26 August 2022 17:10  
**To:** Mike Guy  
**Cc:** Olivia Marshall; Mike Bagot RIBA; David Middleton; Dermot Nolan; Mark Frain  
**Subject:** RE: 8801 Downley Drive - File Transfer: 8801-Downley Drive-Pre Commencement Condition 5 Response

**Categories:** Downley-Planning, Saved to Server, Filed by Newforma

Hi Mike,

Just following up yesterdays email as conscious that people may not have received the email and all the attachments due to the file size.

I've added them all to a WeTransfer link here: <https://we.tl/t-ylid1Ddc8E> - and these are all of the documents that should be supplied to the planners to be added to the planning portal, along with my response comments below in red.

I spoke to Laura who was very helpful and positive, so hopefully with these responses she can be satisfied that we've met all criteria in order to sign off the remaining conditions.

I'm away on leave now, but will pick back up any further comments she may have upon my return, if she sends them in the meantime.

Thanks,

Andrew.

**Regards**

**Andrew Mulligan**  
Civil Engineer BEng (Hons)



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Consulting Engineers  
Tel 0161 799 2720

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**From:** Andrew Mulligan  
**Sent:** 25 August 2022 18:47  
**To:** Mike Guy <MGuy@butteress.net>  
**Cc:** Olivia Marshall <OMarshall@butteress.net>; Mike Bagot RIBA <michael.bagot@rowcon.co.uk>; David Middleton <david.middleton@carleydaines.co.uk>; Dermot Nolan <dermot.nolan@rowcon.co.uk>; Mark Frain <mark.frain@rowcon.co.uk>  
**Subject:** RE: 8801 Downley Drive - File Transfer: 8801-Downley Drive-Pre Commencement Condition 5 Response

Hello Mike,

I've met with Laura at the LLFA to run through the below comments, and it actually transpires that she hasn't received our latest information, information which would answer the requirements below, hence the objections.

I've added some comments below in red to respond to each comment, and attach all information which should be submitted along with the resubmission pack to discharge these conditions.

Can we please forward to the planning officer and ensure all information attached is provided?

Thanks,

Andrew.

**Regards**

**Andrew Mulligan**  
Civil Engineer BEng (Hons)



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**From:** Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

**Sent:** 21 August 2022 15:33

**To:** Mike Guy <MGuy@buttress.net>

**Cc:** Olivia Marshall <OMarshall@buttress.net>; Mike Bagot RIBA <michael.bagot@rowcon.co.uk>; Andrew Mulligan <Andrew.Mulligan@carleydaines.co.uk>; David Middleton <david.middleton@carleydaines.co.uk>

**Subject:** Re: 8801 Downley Drive - File Transfer: 8801-Downley Drive-Pre Commencement Condition 5 Response

Mike

There are some additional comments on the drainage proposals see below. It might be worth making contact with the flood risk team direct [floodriskmanagement@manchester.gov.uk](mailto:floodriskmanagement@manchester.gov.uk)

Thanks Jen

The information uploaded to the Planning Portal 16 May to 14 July 2022 has been considered. The following information is outstanding:

- 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; There has been no update to the Appendix H UU correspondence since 130390/FO/2021. The Appendix H correspondence does not provide evidence of UU agreed discharge rate or connection point. Please provide evidence of any agreements you have subsequently reached with UU to support your proposal.

As discussed with Laura, we now have S104 approval from UU which confirms their stance for us to connect into the sewer system, emails attached as evidence.

- Hydraulic calculation of the proposed drainage system; Your submission does not appear to contain any simulations for how the whole system would perform during the design storm events, to demonstrate that the system has been designed in adherence to the non-statutory technical standards for SuDS. The simulation results should be presented and should include manhole schedules for cross-referencing to your proposed layout.

As discussed with Laura, the attached MicroDrainage calculations (which have been approved by UU as part of the S104 application) prove the system has been designed to prevent flooding and restrict the flow in storm event 1:1 year, 1:2 year, 1:30 year, and 1:100 year + 40% climate change events as required.

- 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 40% climate change in any part of a building; Please see comment above.

As per above, the 1:100+40% storms have been included in the MicroDrainage calculations.

- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable; The drainage strategy section 7.9 highlights that green SuDS components will be considered in detailed design. Therefore, we are asking for an updated statement on green SuDS at detailed design.

During the detailed design stage, we discovered that the ground conditions are not favourable for infiltration following ground intrusive phase 2 site investigations. Due to this, we found that we were unable to use a number of green SuDS such as permeable paving or soakaways.

The architects plans do not propose the use of green roofing as this is not in the clients specification.

Due to tight site constraints, there are no proposals to use rain gardens, as the green landscaping areas on site fall away from the site to a level whereby a connection to the SW drainage network via a filter drain would not be possible.

Therefore we found that it was not possible to utilise a number of green SuDS on site. We have included a HydroBrake to control the flow to 5l/s, and attenuation crates to store water on site in all storm events up to the 1:100 year event plus 40% climate change.

- 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; Retained until final updates on section 7.9 as per comment above.

As above comments, the MicroDrainage hydraulic analysis proves this and controls flow during this storm event using the HydroBrake.

- 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; This layout needs has not been presented. Please present to support your finalised drainage layout.

Overland flow routes drawing is provided to show direction of flood flows in the event of blockage/ failure of the HydroBrake. See new drawing 12490-210.

- CRT data (modelled or historic incident) relevant to canal flood risk at the site; including that produced by the flood study & modelling referenced in CRT correspondence (Appendix K of 20-B- 12490.100B Flood Risk Assessment and Drainage Strategy Report); shall be requested from CRT and assessed; Please present assessment.

We have approached the CRT for assistance with this and, as discussed on the phone with Laura, we will forward this once a response is received.

- Construction details of SuDS elements. Please present construction details for attenuation tank, and to be retained until final updates on section 7.9 as per comment above.

Provided. See new drawing 12490-211.

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Jennifer Atkinson  
Principal Planning Manager

Development Management Central Core  
Planning Building Control and Licensing - Growth and Development  
Manchester City Council

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**From:** Mike Guy <[MGuy@buttresearch.net](mailto:MGuy@buttresearch.net)>

**Sent:** 08 August 2022 12:26

**To:** Jennifer Atkinson <[jennifer.atkinson@manchester.gov.uk](mailto:jennifer.atkinson@manchester.gov.uk)>

**Cc:** Olivia Marshall <[OMarshall@buttresearch.net](mailto:OMarshall@buttresearch.net)>; Mike Bagot RIBA <[michael.bagot@rowcon.co.uk](mailto:michael.bagot@rowcon.co.uk)>; Andrew Mulligan <[andrew.mulligan@carleydaines.co.uk](mailto:andrew.mulligan@carleydaines.co.uk)>; David Middleton ([david.middleton@carleydaines.co.uk](mailto:david.middleton@carleydaines.co.uk)) <[david.middleton@carleydaines.co.uk](mailto:david.middleton@carleydaines.co.uk)>

**Subject:** FW: 8801 Downley Drive - File Transfer: 8801-Downley Drive-Pre Commencement Condition 5 Response

Jen,  
Good afternoon.  
Further to your response regarding the information provided for Condition 5, I have received comment back from the drainage Engineer, Andrew Mulligan at Carley Daines.  
Please refer to Andrew's response below in which he requests a meeting to discuss the information submitted.  
Would it be possible to arrange the meeting?  
Many thanks  
Mike

**Mike Guy**  
Senior Architect | BA (Hons), DipArch

Direct | 07720 323 401

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**From:** Andrew Mulligan <[Andrew.Mulligan@carleydaines.co.uk](mailto:Andrew.Mulligan@carleydaines.co.uk)>

**Sent:** 04 August 2022 11:12

**To:** Mike Guy <[MGuy@buttress.net](mailto:MGuy@buttress.net)>

**Cc:** David Middleton <[david.middleton@carleydaines.co.uk](mailto:david.middleton@carleydaines.co.uk)>; Olivia Marshall <[OMarshall@buttress.net](mailto:OMarshall@buttress.net)>; Mike Bagot RIBA <[michael.bagot@rowcon.co.uk](mailto:michael.bagot@rowcon.co.uk)>

**Subject:** RE: 8801 Downley Drive - File Transfer: 8801-Downley Drive-Pre Commencement Condition 5 Response

Hi Mike,

Are we able to ask Jen for a meeting to discuss this? All bar the last comments RE the CRT are addressed and evidence was provided in the last submission, so it's difficult to understand now whether they have simply not seen the response and information; or whether this means they're not satisfied that it's sufficient? We'd only be re-sending the same information again.

Thanks,

Andrew.

**Regards**

**Andrew Mulligan**  
Civil Engineer BEng (Hons)



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**From:** Mike Guy <[MGuy@buttreass.net](mailto:MGuy@buttreass.net)>

**Sent:** 04 August 2022 11:00

**To:** Andrew Mulligan <[Andrew.Mulligan@carleydaines.co.uk](mailto:Andrew.Mulligan@carleydaines.co.uk)>

**Cc:** David Middleton <[david.middleton@carleydaines.co.uk](mailto:david.middleton@carleydaines.co.uk)>; Olivia Marshall <[OMarshall@buttreass.net](mailto:OMarshall@buttreass.net)>; Mike Bagot RIBA <[michael.bagot@rowcon.co.uk](mailto:michael.bagot@rowcon.co.uk)>

**Subject:** FW: 8801 Downley Drive - File Transfer: 8801-Downley Drive-Pre Commencement Condition 5 Response

Andrew,

Good morning.

Please refer below to the response from Jen Atkinson at MCC Planning.

Please can you provide the additional information requested?

Regards

Mike

**Mike Guy**

Senior Architect | BA (Hons), DipArch

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**From:** Jennifer Atkinson <[jennifer.atkinson@manchester.gov.uk](mailto:jennifer.atkinson@manchester.gov.uk)>

**Sent:** 03 August 2022 15:54

**To:** Mike Guy <[MGuy@buttress.net](mailto:MGuy@buttress.net)>

**Subject:** Re: 8801 Downley Drive - File Transfer: 8801-Downley Drive-Pre Commencement Condition 5 Response

Mike

The drainage team have looked over the details you have sent in and there is a lot still missing the details of which are below. Please can you review and provide a response?

Thanks Jen

- 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;
- Hydraulic calculation of the proposed drainage system;
- 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 40% climate change in any part of a building;
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;
- 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;
- 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;

- CRT data (modelled or historic incident) relevant to canal flood risk at the site; including that produced by the flood study & modelling referenced in CRT correspondence (Appendix K of 20-B12490.100B Flood Risk Assessment and Drainage Strategy Report); shall be requested from CRT and assessed; - Construction details of SuDS elements.

---

Jennifer Atkinson  
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**From:** Mike Guy <[mguy@buttress.net](mailto:mguy@buttress.net)>  
**Sent:** 14 July 2022 08:53  
**To:** Jennifer Atkinson <[jennifer.atkinson@manchester.gov.uk](mailto:jennifer.atkinson@manchester.gov.uk)>  
**Subject:** 8801 Downley Drive - File Transfer: 8801-Downley Drive-Pre Commencement Condition 5 Response

# Buttress

Project: 8801 **Downley Drive**

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Project Name: **Downley Drive**

Project Number: **8801**

**Mike Guy**  
Senior Architect | BA (Hons), DipArch

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From: **Mike Guy (Buttress)**

To: **Jennifer Atkinson (Manchester City Council (Planning))**

CC: **David Middleton (Carley Daines and Partners);**  
**[Andrew.Mulligan@carleydaines.co.uk](mailto:Andrew.Mulligan@carleydaines.co.uk); Olivia Marshall (Buttress); Michael Bagot;**  
**Jennifer Evans (Buttress)**

Subject: **8801-Downley Drive-Pre Commencement Condition 5 Response**

Sent via: **Info Exchange**

Expiration Date: **7/28/2022**

Remarks:

Jen,

Good morning.

I have referred your comments regarding Condition 5 to the Drainage Engineer who has responded with the following comments.

The Drainage Engineers (Carley Daines) comments address the majority of the items required in Condition 5 but there are some items which require the team to conduct further consultation, especially with the Canal & River Trust.

I will forward the outstanding responses when they are available.

I trust the information attached is satisfactory but please contact me if you require further details.

Also, I assume that the additional information I have provided will be covered by the fee associated with the original Pre Commencement submission for Condition 5 (reference **CDN/22/0334**)

Regards

Mike

## Transferred Files

|                                                                                |           |         |          |
|--------------------------------------------------------------------------------|-----------|---------|----------|
| <a href="#">12490-205A Long Section.pdf</a>                                    | 7/13/2022 | 2:32 PM | 112 KB   |
| <a href="#">12490-206B MH Schedule.pdf</a>                                     | 7/13/2022 | 2:32 PM | 199 KB   |
| <a href="#">12490-207 Flow Control MH Detail.pdf</a>                           | 7/13/2022 | 2:32 PM | 382 KB   |
| <a href="#">20-B-12490 MicroDrainage Calculations For S104 22 04 11.pdf</a>    | 7/13/2022 | 2:32 PM | 253 KB   |
| <a href="#">20-B-12490-200C Proposed Drainage Strategy.pdf</a>                 | 7/13/2022 | 2:32 PM | 4,096 KB |
| <a href="#">20-B-12490-201A Section 104 Drainage Drawing.pdf</a>               | 7/13/2022 | 2:32 PM | 4,095 KB |
| <a href="#">8801-Downley Drive-Condition 5 Response-14.07.2022.pdf</a>         | 7/14/2022 | 8:40 AM | 37 KB    |
| <a href="#">FW repeat 3 PDE 4200033978 Downley Drive Manchester M4 7JY.msg</a> | 7/14/2022 | 8:13 AM | 7,218 KB |
| <a href="#">SHE-0098-5000-1500-5000_Design_Drawing.pdf</a>                     | 7/13/2022 | 2:32 PM | 313 KB   |
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