

Our Ref: J8728020326

2nd March 2026

Planning
Manchester City Council
Manchester
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BY EMAIL ONLY

Dear Sir or Madam,

**Re: Decision notice for application CDN/25/1151 – Condition 19, at 816
Stockport Road, Levenshulme**

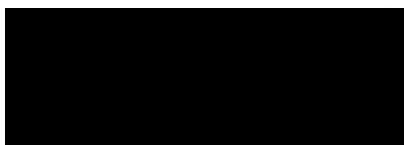
We write on behalf of the Applicant in response to Condition 19 of the above decision notice.

Please see overleaf for a Schedule of Responses prepared by Bell Munro Consulting Ltd. addressing the relevant conditions.

We trust this is acceptable, but if you need anything further please do not hesitate to contact.

Kind Regards

Yours Sincerely



Mark Buddle

For and on behalf of Bell Munro Consulting Limited

Schedule of Responses

Decision Notice Clause	BMC Response
Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as lead local flood authority is required. An email of acceptance of proposed flows and new connection will suffice.	See attached email from MCC.
Maximise integration of green SuDS components (utilising infiltration or attenuation) if practicable.	Drainage strategy has been provided – was in the original planning application. Rainwater gardens have been incorporated to the rear of the proposed development.
Discharge rate must be as close as practicable to the low-flow greenfield runoff rates (Accepted restriction is up to 5l/s).	Discharge rate has been reduced to 2l/s and design updated to suit.
A finalised drainage layout showing all components, outfalls, levels and connectivity.	Full drainage package attached. Tank and Flow Control rates/info are noted in drawings D01 & D03.
An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.	There is a note on BMC drawing D01 Drainage Layout to show impermeable area has decreased due to increase in soft landscaping.
Hydraulic calcs	Attached (as above).
A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5l/s.	Attached as part of the 'SuDS Maintenance Plan'
An assessment of the surface water pollution risk in line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.	Drainage strategy states in section 3.9: ' <i>The development includes roof areas only that will add limited pollution to the downstream network.</i> '
A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).	Attached within drawing D04.
Construction details of flow control and SuDS elements.	Attached within drawing D01 & D03.
A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m	Easement for culvert is shown on D01. We will not be able to position the attenuation tank in a more appropriate position due to the lack of space available, although it should be considered that it

easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in line with SuDS manual (C753).	can be accessed as part of the culvert easement if required. As discussed in previous emails, this was partly mitigated by increasing the discharge rate to 5l/s. The tank is now approximately 2.5m within the culvert easement and approximately 1.5m from the building following recalculation with 2l/s.
Arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a resident's management company; and	Attached within 'SuDS Maintenance Plan'.
Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.	Attached within 'SuDS Maintenance Plan'.

From: Flood Risk Management <[REDACTED]>
Sent: 06 February 2026 14:47
To: Mark Buddle
Cc: Richard Cliffe
Subject: RE: Decision Notice 140700/FO/2024 [Filed 11 Feb 2026 21:52]

Good afternoon,

Thank you for your email.

We can agree in principle to a new connection to the culverted ordinary watercourse restricted to 2l/s, as per the provided proposed drainage layout.

However, you will require land drainage consent prior to undertaking the work. To apply for land drainage consent, please visit our website: [Apply for consent: works affecting watercourses | Flooding for business and land owners | Manchester City Council](#)

Please refer to the application guidance before applying, to ensure that you provide the required information: [Land drainage consent guidance | Land drainage consent guidance | Manchester City Council](#)

Kind regards,

Tom Mawdsley
Engineer – Flood Risk Management
Highways Service
Neighbourhoods Directorate
Manchester City Council
PO Box 532, Town Hall
Manchester, M60 2LA

From: Mark Buddle <[REDACTED]>
Sent: 22 January 2026 09:26
To: Flood Risk Management <[REDACTED]>
Cc: Richard Cliffe <[REDACTED]>
Subject: Decision Notice 140700/FO/2024

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Good morning,

I am writing with regards to Condition 19 on the above Decision Notice for the project **816 Stockport Road, Levenshulme**.

Please see attached documents which show our intention to discharge the surface water drainage into a local watercourse (culvert). Part of Condition 19 in the DN requires the following:

'Where surface water is connected to the ordinary watercourse, agreement in principle from MCC as lead local flood authority is required. An email of acceptance of proposed flows and new connection will suffice.'

Please can you review and advise on the discharge of this part of the condition based on the attached documents.

Kind regards,



Mark Buddle

Senior Engineer / **Bell Munro Consulting Ltd.**

Consulting Civil and Structural Engineers

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