PLANNING PERMISSION**: 141017/JO/2024**

PLANNING CONDITION 12a: Surface Water Drainage (Phase C1)

159) Notwithstanding Appendix 16.2 of the Environmental Statement - Flood Risk Assessment and Drainage Strategy stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021,

(a) prior to the commencement of phase C1, a scheme for the drainage of surface water from that phase has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- *The findings from the Phase 2 Ground Investigation works should be referenced within the Flood Risk Assessment and Drainage Strategy, specifically to identify if the basement levels require certain levels of proofing from groundwater;*
- *A flood evacuation plan, specifying safe access and egress routes from the developments;*
- *Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;*
- *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;*
- *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;*
- *Where surface water is connected to River Irwell (ship canal), any works within or adjacent to the river that would affect it would require consent from Peel Holdings. An email of acceptance of proposed flows and/or new connection will suffice;*
- *Correspondence evidencing that Peel Holdings are satisfied with the outfall(s) design details. The invert level of the outfalls should be specified, and various water levels used to identify how the proposed drainage system would function with a surcharged outfall. Where the development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required;*
- *Hydraulic calculation of the proposed drainage system;*
- *Construction details of flow control and SuDS elements.*

(b) Phase C1 shall then be constructed in accordance with the approved details, within an agreed timescale.

(c) Prior to the first occupation of phase C1 a verification report for that phase shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

In response to part (a) of Planning Condition 12a relating to Phase C1, please find the following information submitted for discharge:

1. **Flood Risk Assessment,** prepared by Curtins

2. **Drainage Strategy reports,** prepared by Curtins

3. **Flood Evacuation Plan,** prepared by Curtins.

4. **Drainage System design 1 in 100 + 40% climate Change**, prepared by Curtins

5. **Overland Flow Route Assessment**, prepared by Curtins.

6. **Hydraulic Calculations**, prepared by Curtins;
    - C1-Z1-CUR-G580-CA-GRD-92500-P02_SW Surcharged Calcs_Ver3
    - C1-Z1-CUR-G580-CA-GRD-92501-P02_SW Non-Surcharged Calcs_Ver3
    - C1-Z1-CUR-G580-CA-GRD-92502-P02_Foul Water Calcs_Ver2

7. **SuDs Constrution information,** prepared by Curtins.
    - C1-Z1-CUR-G580-DE-XX-92531_Ver4 Drainage Details
      C1-Z1-CUR-G700-PL-GRD-94710-P02_External Works Build-up Details

Should any further information be required to support this submission, please let us know.