Sue Wills
Planning and Regeneration
Town Hall Extension
Mount Street
Manchester

30th July, 2026

Delivered via Planning Portal
Ref: PP-15122779

Dear Sue,

Re: Mount Road Condition 25 (Drainage) & Condition 26 (SuDS) for phases 1 and 2.

Background

The intention of this covering note is to provide you with a comprehensive overview in relation to the requirements of condition 25 and 26 for phase 1 and 2 on Mount Road. A previous application for discharge was submitted under application reference: OTH-2026-000391. The Local Lead Flood Authority (LLFA) issued comments on our previous submission however the decision was made to refuse our submission as the previous comments had not been addressed.

The information provided as part of this submission has been provided on the back of the LLFA's comments that were issued under application reference: OTH-2026-000391.

For clarity the below conditions are the subject of this submission:

Condition 25 under application ref 142998/JO/2025 states:

"No dwelling shall be occupied until surface water drainage works relevant to that dwelling have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details for that phase that have been submitted to and approved in writing by the Local Planning Authority, prior to commencement of any development within that phase .

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy (2012)."

Condition 26 under application ref 142998/JO/2025 states:

"Prior to the first occupation/use of each phase of development hereby approved, details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition 26 for that phase , shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 26.

Provide as built construction drawings or confirm that they align with the original design construction drawings

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.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and a maintenance mechanism for the lifetime of the development, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy 2012."

A copy of the LLFA's response has been provided appended and this has been annotated to outline where comments have been addressed. This response was issued under the now refused application ref: OTH-2026-000391

As part of this application for discharge, the following plans have been submitted to support our submission:

- 24-073-1 Pumping Station Details Rev F
- 24-073-2 Kiosk Details Rev C
- 30571 Proposed SW Network 1 240410
- 30571 Proposed SW Network 2 240222 into Pump Station
- 30571_1_1I_Highway And Drainage Layout
- 30571_1_2F_Highway And Drainage Layout
- 30571_3_1B_Long Sections
- 30571_3_2B_Long Sections
- 30571_3_3A_Long Sections
- 30571_3_4A_Long Sections
- 30571_3_5B_Long Sections
- 30571_3_6B_Long Sections
- 30571_3_7B_Long Sections
- 30571_3_8B_Long Sections
- 30571_5_1E_Surface Water Manhole Schedules
- 30571_5_2B_Surface Water Manhole Schedules
- 30571_5_3B_Surface Water Manhole Schedules
- 30571_5_4C_Surface Water Manhole Schedules
- 30571_7_1 Control Manhole Details
- 30571_7_1E_Control Manhole Details
- 30571_7_2A Control Manhole Details
- 30571_9_1D_Domestic Drainage Layout
- 30571_9_2C_Domestic Drainage Layout
- 30571_9_3B_Domestic Drainage Layout
- 30571_9_3C_Domestic Drainage Layout
- 30571_9_4D_Domestic Drainage Layout
- 30571_9_5D_Domestic Drainage Layout
- 30571_12_1 Offline Attenuation Tank Details
- 30571_12_2A Offline Attenuation Tank Details

- 30571_12_3A Offline Attenuation Tank Details
- 30571_13_Section 104 Agreement Plan (Rev E)
- 30571_16A_Typical Drainage Details
- 30571_18G_SW Pump Station Details
- 30571_19A_Excedance Storm Flood Routing Plan
- 30571_20_Washout Chamber Detail
- A0 Sheet 1 to 500 Scale As Built Survey S25 0348 Rev C Mount Road Gorton
- Completed 29_01_2026 - S104 Agreement - Signed by ESP(166581409.1)
- DS25-NW-199174-WW
- Hydrobrake Photos
- MOU-M18-A-LDC_ Mount Road_ Manchester (email)
- MOU-M18-A-LDC MCC LDC Approval Letter
- Mount Rd S104 letter
- Mount Road CCTV MARK UP
- MOUNT ROAD GORTON DRAINAGE REPORT
- REV 7 FD056 Mount Road Gorton (1)_compressed
- Technical Design Document - Mount Road Gorton Rev. B
- 30571 Geocellular Tank Operation Maintenance Plan

Condition number	25
Decision Notice	142998/JO/2025

Decision Notice Clause	**Contained in submission**	**Approvable standard**	**Further information required:**
• Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.	Y	N	Land drainage consent has been granted under reference MOU-M18-A-LDC. This consent relates to the "construction of a new surface water manhole with new 375mm surface water outfall connection (limited to 40.4l/s) on the existing culverted watercourse (Nico Ditch) to serve the proposed Mount Road development. Works at the footpath opposite the junction of Matthew Lane and Mount Road, SJ 88171 94855" and a copy of the correspondence with the officer has been provided (see email ref: MOU-M18-A-LDC_ Mount Road_ Manchester and the MOU-M18-A-LDC MCC LDC Approval Letter.
• 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.	Y	N	The surface water does NOT discharge into a public sewer. (see above).

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
• The proposed discharge rates have been accepted in principle. The maximum discharge rates agreed for the whole site area are as follows; 31.0l/s (1:1), 60.3l/s (1:30) and 74.0l/s 1:100). An additional discharge rate at 8.4 l/s have been accepted in principle for the sports pitches.	Y	N	The discharge rates on the site will be split and are: 31.0l/s, 60.3l/s and 74.0l/s. Discharge rates are based on the residential area and 8.4 l/s is based on the sports pitches therefore the sports pitch connection will connect via its own hydrobrake manhole which will be located upstream of S2. This is outlined on page 17 and 22 of the approved flood risk assessment that accompanied the original application (Report Ref: FD056) This flood risk assessment has been provided to support this application for discharge and for the avoidance of doubt, the residential area comprised phase 1 and 2 on the approved phasing plan. The football pitches and community hub are within phases 1B and the Centrepoint apartments are within phase 3. This application is seeking discharge in relation to phases 1 and 2 only
• A finalised drainage layout showing all components, outfalls, cover levels, invert levels, proposed levels and connectivity. The developer should include 'red line site boundary' on the drainage plan.	Y	N	These have been provided as part of our submission. • 30571_1_1I_Highway And Drainage Layout • 30571_1_2F_Highway And Drainage Layout
• Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and	Y	N	Hydraulic calculations have been provided in document ref: 30571 Proposed SW Network 1 240410 and 30571 Proposed SW Network 2 240222 into Pump Station. Manhole schedules and drainage layouts are also provided. • 30571_5_1E_Surface Water Manhole Schedules • 30571_5_2B_Surface Water Manhole Schedules • 30571_5_3B_Surface Water Manhole Schedules • 30571_5_4C_Surface Water Manhole Schedules

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
no flooding of buildings for the 1 in 100 + 45% Climate Change. (Please include PN no. on drainage layout or provide MH schedule.)			• 30571_1_1I_Highway And Drainage Layout • 30571_1_2F_Highway And Drainage Layout
• The LLFA require finalised packaged pump station and rising main details.	Y	N	Pump station details have been provided. Drawing Ref: • 30_571_18G_SW- Pump Station Details • 24-073-1 Pump Station Details Rev F • 24-073-2 Kiosk Details Rev C • Technical Design Document – Mount Road Gorton Rev B
• The surface water pump is proposed for adoption by UU, an agreement in principle for adoption is required. An email of acceptance will suffice.	Y	N	The surface water pump is not up for adoption by UU – see the completed S104 agreement which has been signed by the NAV (ESP Utilities group Ltd, First Floor, Kings Court, 41-51 Kingston Road Leatherhead, Surrey, KT22 7SL)
• A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).	Y	N	This has been provided and can be seen on the Exceedance Storm Routes Plan (Ref: 30571/19A)
• Construction details of flow controls and SuDS elements including swales, tanks etc.	Y	N	These have been provided as part of our submission. Drawing ref: • 30571-7-1 • 30571-7-1E • 30571-7-2A

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
• 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 from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).	Y	N	This can be seen on the S104 agreement plan (drawing ref:30571_13_Section 104 Agreement Plan (Rev E) . The storage crates are more than 5m away and are not for infiltration.
• Detailed design of sports pitch drainage to be provided.	Y	N	The sports pitches drain off a separate system and are not being sought for discharge against this application. The drainage scheme has been split into 2 separate catchments which is outlined in the approved Flood Risk Assessment.

Condition number	26
Decision Notice	142998/JO/2025

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
• Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 26.	Y	N	Relevant documents provided: • As-built Drawing • Photographs of the flow control units • CCTV Surveys • Signed 104 Agreement

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
• Provide As Built construction drawings OR confirm that they align with the original design construction drawings.	Y	N	See above
• 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.	Y	N	A copy of the S104 agreement has been provided and this includes the management plan for the lifetime of the development. Maintenance plans provided (ref: 30571 Geocellular Tank Operation Maintenance Plan)

I trust that the above is satisfactory to recommend discharge of condition 25 and 26 on Mount Road. However if any further information is required, please inform Kellen at your earliest convenience.

Kind Regards,

George Ruffley

Land and Planning Assistant
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