BMC BELL MUNRO CONSULTING
Consulting Civil & Structural Engineers

Turing House
5 Archway
Manchester M15 5RL
Tel: 0161 209 8032
Fax: 0161 209 8033
email: consulting@bellmunro.co.uk
www.bellmunro.co.uk

Our Ref: J8728100726

10th July 2026

Planning
Manchester City Council
Manchester
M60 2LA

BY EMAIL ONLY

Dear Sir or Madam,

Re: Decision notice for application CDN/26/0030 – 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

[redacted]

Mark Buddle

For and on behalf of Bell Munro Consulting Limited

Schedule of Responses

Decision Notice Clause	BMC Response
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.	Calculations have been attached as requested, with flow rate limited to 5l/s.
A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from theexisting highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in line with SuDS manual (C753).	Easements have now been included on the drainage plan. The building is CFA piled and therefore excavation for the tank does not impact the foundations. The tank will not surcharge the culvert due to the similar level and the approximately 3m distance from edge of tank to culvert. Construction of the tank does not require excavation in close proximity to the culvert.
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 liftetime.	SuDS Maintenance Plan has been revised and re-issued to include rainwater garden maintenance and a note added below the attenuation tank maintenance table to describe access provisions.