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Project: 18021 Hammerstone Road Depot, Manchester, M18 8EQ

Application Number: OTH-2026-001156

Application Details: Discharge of conditions 11 (Surface Water Drainage) & 12 (Drainage Management and Maintenance) attached to planning permission ref: 137572/JO/2023

Document Ref: 18021-4-1-3-Response to LLFA Comments 09.09.26

Date: 09.09.26

Revision: P1

1.0 Condition11, Curtins responses to LLFA comments raised 27.08.26 (5th column):

A finalised drainage layout showing all components, outfalls, levels and connectivity;	Y	N	Standard comment: The applicant must present a consistent package to discharge this condition (Including all layouts and calculations). The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that the drainage layout and hydraulic calculations correspond, and that they can be cross-referenced for checks. This includes layout annotations and schedule printouts.	The drawings have been reviewed in line with the proposed drainage models. Updated drawings are attached, which align with the proposed drainage model details. References have been added to outlet units/ gullies and other items that are included in the models in order to allow cross referencing. Updated drainage model details are attached with results for the 1-year, 30-year and 100-year + 40% CC Storm Events
Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;	Y	N	Please refer to the below hydraulic calculations clause – it needs to be confirmed that the previously proposed flow restrictions are in place.	The proposed drainage is in line with the restrictions noted in the FRA and noted on drawings HRD-CUR-XX-00-DR-C-92-505 & 506. See comment below

Hydraulic calculation of the proposed drainage system. (Hydraulic calcs should coincide with finalised drainage plans.	Y	N	Pipe 1.012 (S28 to S29) shows a modelled outflow of 76.9l/s (1 in 30), 103.6l/s (1 in 100) and 124.1l/s (1 in 100+CC). The outflow to the Corn Brook should be limited to 33l/s. Only 1 in 100+CC Critical Storm Events have been provided for the Building/Siphon drainage catchment. **The following is required**: • Please ensure that the appropriate flow controls have been correctly modelled within the hydraulic calculations and update the results accordingly. • Please provide hydraulic calculations for the 1 in 1 and 1 in 30 Critical Storm Events for the Building/Siphon drainage catchment.	Pipe 1.012 - The discharge for this pipe is a stepped discharge rate: The drainage has been designed to provide a 50% reduction for the 1-year, 30-year and 100-year + CC storm events. (so more allowance in the 30 and 100 year events). This is noted in the FRA and on drawings HRD-CUR-XX-00-DR-C-92-505 & 506. 1-Year: 33 l/s 30-Year: 95 l/s 100-Year + 40% CC: 125 l/s Building Drainage The original drainage software used for the Building Drainage is no longer used by Curtins. The new software does not allow siphonic drainage to be modelled in the same way. The drainage model has been recreated in the new software, and details/ results are attached, which include results for the 1-year and 30-year events

Supporting documentation being submitted:

- Drawing HRD-CUR-XX-00-DR-C-92-504 Rev CR2 Drainage Layout Sheet 1(updated)
- Drawing HRD-CUR-XX-00-DR-C-92-508 Rev CR2 Drainage Layout Sheet 2 (updated)
- Drawing HRD-CUR-XX-00-DR-C-92-512 Rev FC02 Overland Flow Routes (updated)
- Drawing HRD-CUR-XX-00-DR-C-92-505 Rev P13 Proposed Catchment Plan (unchanged)
- Drawing HRD-CUR-XX-00-DR-C-92-506 Rev P07 Existing Catchment Plan (unchanged)
- Drainage Model Details/ Results - GF Level (Main External Area) (updated)
- Drainage Model Details/ Results - Main Building (updated)
- Drainage Model Details/ Results - Washdown Area (Main External Area) (updated)

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2.0 Condition 12, Photographic evidence of installed flow control devices:

HRD - SRH06 Flow Control Valve Image 03.09.2026



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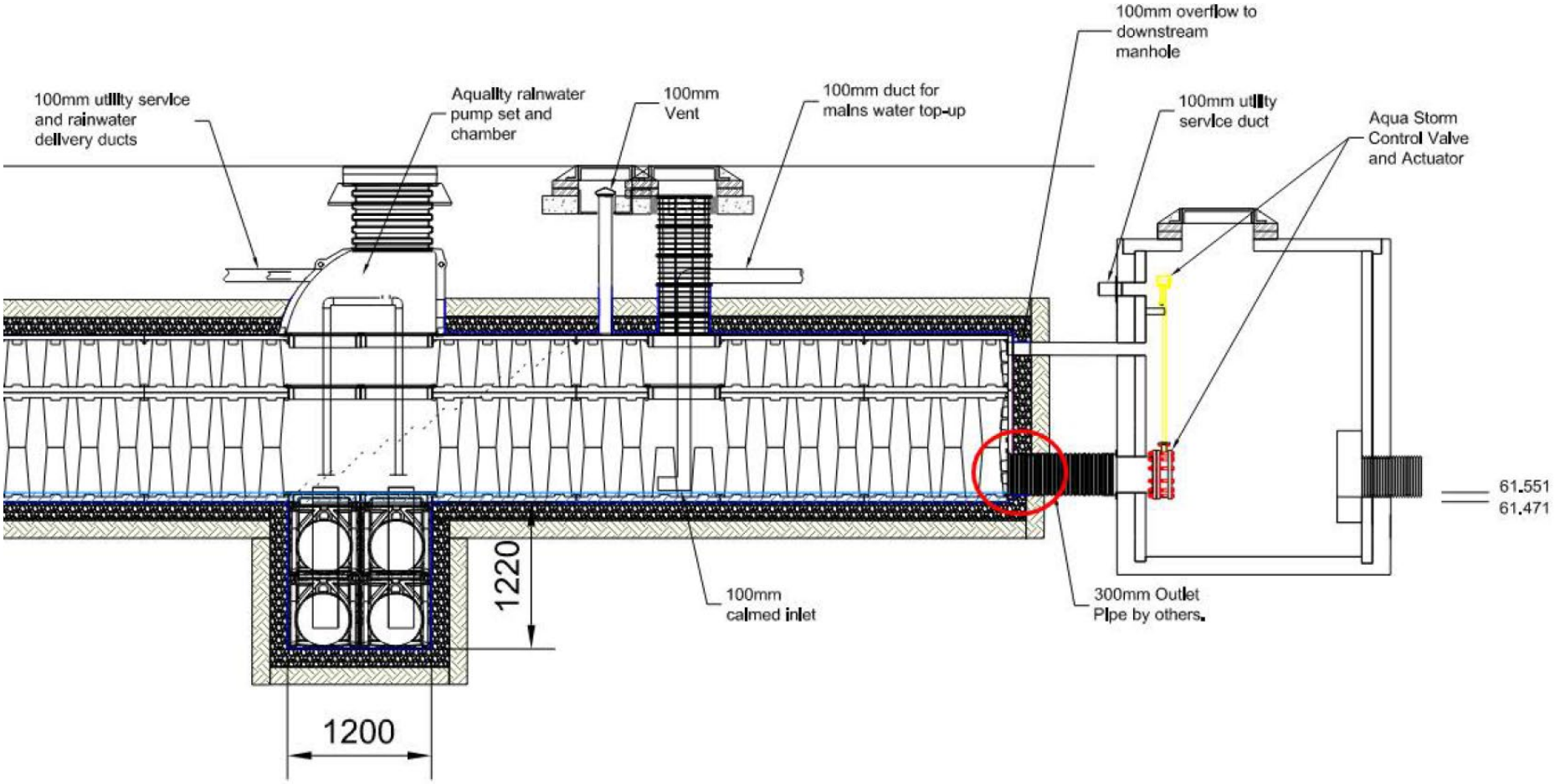
HRD - SRH06 Flow Control Valve Image Zoomed 03.09.2026



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HRD - Flow Control Design Diagram 03.09.2026



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3.0 Condition 12 Management & Maintenance Plan:

Refer to the revised Maintenance Plan documents from Curtins which have been updated to confirm Equans on behalf of MCC are the parties responsible for the surface water drainage system (Item 1.2.3 of Maintenance Plan Part 1):

HRD-CUR-00-XX-RE-S 92001 P05 Maintenance plan Part1

HRD-CUR-00-XX-RE-S 92001 P05 Maintenance plan Part 2

1.2.3 The drainage network will be the responsibility of **Equans** on behalf, of Manchester City Council.