13/10/2026
2141-2-STATUTORY-PLANNING-Condition 13 Cover Letter

ONLINE ONLY

Project Name:	**Plot C.2 – The Birtles**
Project No:	**18702 (internal ref; 2141-2)**
Subject:	**Planning Conditions for 144669/FO/2025**
Date:	**13.10.2026**

Please find attached relevant supporting information to discharge pre-commencement planning condition 13 for approved application number; 144669/FO/2025.

- Pre-commencement

    - **Condition 13 – Surface Water Drainage**

        - *18702-CIV-XX-XX-T-C-00003 - Blockage Risk Assessment.pdf*
        - *18702-CIV-XX-XX-D-C-0001_Location Plan.pdf*
        - *18702-CIV-XX-XX-D-C-3001_PROPOSED DRAINAGE.pdf*
        - *18702-CIV-XX-XX-D-C-3003_FLOW EXCEEDANCE DIAGRAM.pdf*
        - *18702-CIV-XX-XX-D-C-3004_PROPOSED IMPERMEABLE AREAS GA.pdf*
        - *18702-CIV-XX-XX-D-C-3005_EXISTING IMPERMEABLE AREAS GA.pdf*
        - *18702-CIV-XX-XX-D-C-3101_STANDARD DRAINAGE DETAILS.pdf*
        - *18702-CIV-XX-XX-D-C-3102_STANDARD DRAINAGE DETAILS.pdf*
        - *18702-CIV-XX-XX-D-C-3103_STANDARD DRAINAGE DETAILS.pdf*
        - *18702-CIV-XX-XX-D-C-3104_STANDARD DRAINAGE DETAILS.pdf*
        - *18702-CIV-XX-XX-D-T-30001 - SW Hydraulic Calcs.pdf*
        - *18702-CIV-XX-XX-SH-C-3011_manhole schedule.pdf*
        - *18702-CIV-XX-XX-SH-C-3012_manhole schedule.pdf*
        - *PDE 09813498*

The submitted drawings are accompanied by the following response prepared by Civic Engineers, which responds to each requirement of Condition 13 in turn:

Carver's Warehouse
Lower Ground Floor
77 Dale Street
Manchester M1 2HG
T +44 (0)161 883 2544
manchester@fcbstudios.com

FCBS Studios International Limited, company no 9364969, is a wholly owned subsidiary of Feilden Clegg Bradley Studios LLP
Registered office: Bath Brewery, Toll Bridge Road, Bath BA1 7DE. www.fcbstudios.com

Cont.

-Finalised details of finished floor levels.

CIVIC RESPONSE: *See drainage GA18702-CIV-XX-XX-D-C-3001_PROPOSED DRAINAGE*

-Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.

CIVIC RESPONSE: *51143-CIV-01-XX-R-G-1002 C04 states limited infiltration potential. Thick layers of made ground unsuitable for soakaways. No BRE365 testing undertaken*

-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.

CIVIC RESPONSE: *Attached*

-Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.

CIVIC RESPONSE: *Applied where relevant - Refer to drawing 18702-CIV-XX-XX-D-C-3001_PROPOSED DRAINAGE*

-Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.

CIVIC RESPONSE: *NA – development flows restricted to 4.2l/s as per PDE*

-A finalised drainage layout showing all components, outfalls, levels and connectivity.

CIVIC RESPONSE: *See drainage GA18702-CIV-XX-XX-D-C-3001_PROPOSED DRAINAGE*

-An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

CIVIC RESPONSE: *See 18702-CIV-XX-XX-D-C-3005_EXISTING IMPERMEABLE AREAS GA and 18702-CIV-XX-XX-D-C-3004_PROPOSED IMPERMEABLE AREAS GA*

-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 no flooding of buildings for the 1 in 100 + 45% Climate Change.

CIVIC RESPONSE: *See 18702-CIV-XX-XX-D-T-30001 - SW Hydraulic Calcs*

-A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.

CIVIC RESPONSE: *See 18702-CIV-XX-XX-T-C-00003 - Blockage Risk Assessment*

-A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).

CIVIC RESPONSE: *See 18702-CIV-XX-XX-D-C-3003_FLOW EXCEEDANCE DIAGRAM*

Feilden Clegg Bradley Studios LLP is registered as a limited liability partnership in England and Wales, registered number OC301169. Registered office: Bath Brewery, Toll Bridge Road, Bath BA1 7DE
A list of members of the LLP is available on our website - www.fcbstudios.com

Cont.

-Construction details of flow control and SuDS elements.

CIVIC RESPONSE: *See 18702-CIV-XX-XX-D-C-3101, 3102, 3103 and 3104 _STANDARD DRAINAGE DETAILS*

-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).

CIVIC RESPONSE: *The SuDS Manual does not specify a minimum easement requirement for private underground attenuation tanks but does require assets to be accessible for inspection and maintenance. As such, a 2 m maintenance offset has been provided around the tank, together with access points at either end to facilitate future maintenance and inspection. A maintenance schedule has also been included as part of the drainage strategy. See easement information on 18702-CIV-XX-XX-D-C-3001_PROPOSED DRAINAGE*

Feilden Clegg Bradley Studios LLP is registered as a limited liability partnership in England and Wales, registered number OC301169. Registered office: Bath Brewery, Toll Bridge Road, Bath BA1 7DE
A list of members of the LLP is available on our website - www.fcbstudios.com