BURO HAPPOLD

20.08.2026

Manchester City Council

Town Hall

Albert Square

Manchester

M2 5DB

For the attention of Manchester City Council,

RE: Application 144697/FO/2025 Response

Following receipt of the decision notice for application 144697/FO/2025, please find below notes prepared to address the planning conditions.

9) *Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the Local Planning Authority. This shall include:*

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

  Refer to drawings '1350B-BHE-XX-XX-DR-C-003101 P05 Proposed Surface Water Drainage Plan' and '1350B-BHE-XX-XX-DR-C-003102 P05 Proposed Foul Water Drainage Plan'.

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

  Permeable paving incorporated into proposed landscaping. Existing soft landscaped area to be maintained and reconfigured. Notched kerbs incorporated to allow runoff to flow into the proposed landscaped areas.

- *Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates. A discharge rate of no greater than 11l/s is acceptable.*

  Minimum 50% betterment on existing discharge rates to be provided. Drainage network designed based on restricted discharge rate of 11.0 l/s, as agreed with United Utilities (UU).

  Refer to drawing '1350B-BHE-XX-XX-DR-C-003101 P05 Proposed Surface Water Drainage Plan'.
  Refer to report '1350B-BHE-XX-XX-RP-C-200001 - Drainage Strategy Report for Planning' outlining proposed drainage strategy and consultation with UU.

- *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. Hydraulic calculations must correspond with the finalised drainage layout for cross-referencing.

Refer to document '1350B-BHE-XX-XX-C-C-003100_Surface Water Network Hydraulic Results' for proposed surface water network hydraulic mode results.

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

Refer to document '1350B-BHE-XX-XX-DR-C-001100' for existing impermeable areas drawing.
Refer to document '1350B-BHE-XX-XX-DR-C-001101' for proposed impermeable areas drawing.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Supporting evidence provided alongside this letter.

Yours sincerely

on behalf of Buro Happold Limited

Niamh Cullen

Infrastructure Engineer

[redacted]

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