

*Please find attached and below our responses to the drainage related planning conditions at Fletcher Fold Road. We have provided our responses in black below to the (red) comments raised by the planners under condition 13. The attached drawings and documents should be submitted also as supplementary information.*

*Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:*

- 1. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*  
*Please find attached Carley Daines and Partners documents “13947 – Fletcher Fold Road – SuDS Suitability Assessment” and “FRA – 13947 – Fletcher Fold Road – Bound May 2024”. Both of these documents assess the SuDS hierarchy in terms of determining the most feasible method of SW discharge from the site. Due to unsuitable ground, no local watercourse, and no SW sewer, a discharge into the combined sewer is proposed. Additionally, a HydroBrake is proposed to control flow to 5l/s – evident on drawing “23-B-13947-200C Proposed General Drainage Drawing”, and in details provided.*
- 2. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*  
*Drawing “23-B-13947-200C- Proposed General Drainage Drawing” shows all drainage cover and invert levels as well as pipe sizes, depths and gradients, and finished floor levels.*
- 3. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*  
*The invert level of the receiving sewer is circa 2m below the invert level of the final new manhole to be constructed on site. Furthermore, the existing sewer is 8m below the finished floor level of the proposed buildings and main usable site areas. However, attached is a proposed drainage maintenance plan, and the main drainage has been submitted to United Utilities for adoption under a Section 104 agreement.*
- 4. Foul and surface water shall drain on separate systems.*  
*As shown in drainage drawings, both foul and surface water will drain on separate systems, before being combined prior to discharging into the combined sewerage system – foul at an unrestricted rate, SW controlled to 5l/s.*

*The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.*