

69388/Full – Condition 06 Summary Document

LPA – Bury Council

Internal reference code (Vinci Building)

RADHUB-VIN-XX-XX-RP-W-0303

Contents

1.0 Introduction	4
1.1 Planning Condition 06	5
1.2 Summary of Information to Date	6
1.3 Submittal 3 – Information	7
1.3 Appendix A – Documents Submitted	8

Revision History

Revision No.	Date	By	Company
01	19/07/2024	D. McGuire	Vinci

1.0 Introduction

Planning Condition 06 (overleaf) relates to the surface and foul water drainage scheme for the project. Such a scheme has been proposed by Vinci on behalf of the Client – this document seeks to address Condition 6, and ultimately seeks discharge of the Condition.

As a caveat, at the time of writing the Market/Chambers basement drainage is being reviewed, as there are buildability issues concerning the foul-water pop-ups. Therefore, the question is asked whether a partial discharge would be acceptable for the Civic Hub and landscaped areas only. Refer to Section 1.3 for clarity.

1.1 Planning Condition 06

The below is the Condition written in full:

No development, other than site clearance, demolition, remediation or ground works, shall commence unless or until 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:

(i) 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);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

(v) Foul and surface water shall drain on separate systems. 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.

1.2 Summary of Information to Date

To date, there have been two submittals of information seeking discharge of Condition 6, these took place on the following:

1. 17/05/2024

This submittal comprised of:

- Flood Risk Assessment (FRA) & Drainage Strategy Report (RADHUB-AJP-V4-ZZ-RP-C-3000) Rev. P02.

2. 04/06/2024

This submittal comprised of:

- Below Ground Drainage Strategy (RADHUB-AJP-V4-ZZ-DR-C-0001) Rev. C04.
- Waterproofing Scheme - Part 1 of 3 (RADHUB-PHA-V4-B1-RP-Y-0600) Rev. C
- Waterproofing Scheme - Part 2 of 3 (RADHUB-PHA-V4-B1-RP-Y-0600) Rev. C
- Waterproofing Scheme - Part 3 of 3 (RADHUB-PHA-V4-B1-RP-Y-0600) Rev. C

Note 1 – the below ground drainage strategy was submitted in support of the FRA from the first submittal.

Note 2 – the Waterproofing Scheme was submitted as Rev. C superseded the report contained within Appendix K of the FRA report.

3. 19/07/2024 (this submittal)

United Utilities (UU) provided a response to the submittal on 06/06/2024. It appears UU have only responded to submittal no. 1 with a recommendation of not discharging the condition. Within, it cites two items:

- A full drainage strategy was not submitted.
- Surface water calculations show surcharge in a 1 in 2 year storm which is not acceptable to United Utilities.

Whilst United Utilities now have access to the items from submittal no. 2, it appears that UU have not had time to review before submitting their response. In advance of this, submittal no. 3 will see the full upload of the drainage strategy, which should address the first point, above.

For a list of information to be submitted, please see overleaf.

1.3 Submittal 3 – Information

The following list of information should satisfy United Utilities request for a full drainage design being submitted.

Drainage Drawings | Civic Hub & Market

- Below Ground Drainage Strategy (RADHUB-AJP-V4-ZZ-DR-C-0001)
- Below Ground Drainage Typical Drainage Details – Sheet 1 of 3 (RADHUB-AJP-V4-ZZ-DR-C-0002)
- Below Ground Drainage Typical Drainage Details – Sheet 2 of 3 (RADHUB-AJP-V4-ZZ-DR-C-0003)
- Below Ground Drainage Typical Drainage Details – Sheet 3 of 3 (RADHUB-AJP-V4-ZZ-DR-C-0009)
- Below Ground Drainage Flow Control Chamber & Typical Catchpit Detail (RADHUB-AJP-V4-ZZ-DR-C-0004)
- Below Ground Drainage Manhole & Pop-up Branch Detail 1 of 2 (RADHUB-AJP-V4-ZZ-DR-C-0007)
- Below Ground Drainage Manhole & Pop-up Branch Detail 2 of 2 (RADHUB-AJP-V4-ZZ-DR-C-0008)
- Below Ground Drainage Manhole Schedule (RADHUB-AJP-V4-ZZ-DR-C-0100)
- Below Ground Drainage Drainage Coordination (RADHUB-AJP-V4-ZZ-DR-C-0500)
- General Project Notes (RADHUB-AJP-ZZ-ZZ-DR-S-0010)
- Below Ground Drainage Outline Drainage Strategy (RADHUB-AJP-V5-ZZ-DR-C-0005)
- Proposed Levels & Drainage (RADHUB-PIE-00-00-DR-L-0002)
- Market Chambers Building – Above Ground Drainage Design Calculation (RADHUB-HAN-V2-XX-CA-M-0001)
- Rainwater Drainage Calculations – Market Chambers (RADHUB-HAN-V2-XX-CA-M-0002)
- Civic Hub Building – Above Ground Drainage Design Calculation (RADHUB-HAN-V4-XX-CA-M-0002)
- Rainwater Drainage Calculations – Civic Hub (RADHUB-HAN-V4-XX-CA-M-0003)

This comprises the full below ground drainage design for the scheme, in addition to the rainwater calculations, and surface water drainage strategy.

As noted in *Section 1.0 Introduction* it should be noted that the drawing *Below Ground Drainage Outline Drainage Strategy (RADHUB-AJP-V5-ZZ-DR-C-0005)* is the drainage strategy for the Market/Chambers basement area of the scheme. At present, this part of the scheme is being reviewed due to buildability questions on the foul water pop-ups.

Namely, these are foul water pop-ups *MFW04*, *MFW02*, and *MFW01*. Amendments to the current proposal are being sought. Due to this, we ask the question whether a partial discharge can be granted for the Civic Hub and general landscape areas whilst a conclusion to the Market/Chambers basement drainage is decided upon.

Regarding the second item raised by UU, that concerning surcharge, Vinci have liaised with their Civil & Structural Engineer on the scheme – AJP. AJP believe that the surcharge comment provided by UU is incorrect, as it relates to the existing site condition and not the proposed design. AJP are currently speaking with UU directly to resolve.

1.3 Appendix A – Documents Submitted

Drawing Title	Drawing Name
Submittal No. 1 (17/05/2024)	Submittal No. 1 (17/05/2024)
Flood Risk Assessment (FRA) & Drainage Strategy Report	RADHUB-AJP-V4-ZZ-RP-C-3000
Submittal No. 2 (04/06/2024)	Submittal No. 2 (04/06/2024)
Below Ground Drainage Strategy	RADHUB-AJP-V4-ZZ-DR-C-0001
Waterproofing Scheme - Part 1 of 3	RADHUB-PHA-V4-B1-RP-Y-0600
Waterproofing Scheme - Part 2 of 3	RADHUB-PHA-V4-B1-RP-Y-0600
Waterproofing Scheme - Part 3 of 3	RADHUB-PHA-V4-B1-RP-Y-0600
Submittal No. 3 (this submittal)	Submittal No. 3 (this submittal)
Below Ground Drainage Strategy	RADHUB-AJP-V4-ZZ-DR-C-0001
Below Ground Drainage Typical Drainage Details – Sheet 1 of 3	RADHUB-AJP-V4-ZZ-DR-C-0002
Below Ground Drainage Typical Drainage Details – Sheet 2 of 3	RADHUB-AJP-V4-ZZ-DR-C-0003
Below Ground Drainage Typical Drainage Details – Sheet 3 of 3	RADHUB-AJP-V4-ZZ-DR-C-0009
Below Ground Drainage Flow Control Chamber & Typical Catchpit Detail	RADHUB-AJP-V4-ZZ-DR-C-0004
Below Ground Drainage Manhole & Pop-up Branch Detail 1 of 2	RADHUB-AJP-V4-ZZ-DR-C-0007
Below Ground Drainage Manhole & Pop-up Branch Detail 2 of 2	RADHUB-AJP-V4-ZZ-DR-C-0008
Below Ground Drainage Manhole Schedule	RADHUB-AJP-V4-ZZ-DR-C-0100
Below Ground Drainage Drainage Coordination	RADHUB-AJP-V4-ZZ-DR-C-0500
General Project Notes	RADHUB-AJP-ZZ-ZZ-DR-S-0010
Proposed Levels & Drainage	RADHUB-PIE-00-00-DR-L-0002
Below Ground Drainage Outline Drainage Strategy	RADHUB-AJP-V5-ZZ-DR-C-0005
Market Chambers Building – Above Ground Drainage Design Calculation	RADHUB-HAN-V2-XX-CA-M-0001
Rainwater Drainage Calculations – Market Chambers	RADHUB-HAN-V2-XX-CA-M-0002
Civic Hub Building – Above Ground Drainage Design Calculation	RADHUB-HAN-V4-XX-CA-M-0002
Rainwater Drainage Calculations – Civic Hub	RADHUB-HAN-V4-XX-CA-M-0003

END