

BKP Drainage Comments Response to Condition

Please see below the BKP comments in red, which summarise the information submitted in order to discharge condition 22. This should be read alongside the submitted strategy and drawings.

'No development, other than demolition of existing structures at 33-41 Maclure Road, shall commence until details of a sustainable surface water drainage scheme and a foul water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall be based upon the Booth King Drainage Strategy Report ref 14834-BKP-V1-XX-C-011 rev P02 dated 01/12/2023 and shall include:

We confirm that BKP drainage information is in accordance with the previously issued drainage strategy document. Note agreed strategy report has been revised to revision P03 - issued 06.03.24, incorporating the planner's comments.

- i) *(i) A restricted rate of surface water discharge to the public combined sewer at the rate of 5l/s, utilising a 16.5 cu.m attenuation tank. Flow control specification and attenuation requirements indicated on BKP drawing 14834-BKP-V1-XX-DR-C-500-P05.*
- ii) *Plan details of the Proposed Site Drainage Plan; foul and surface water shall drain on separate systems at least to the point of discharge from the site, in accordance with Building Control Part H Drainage requirements. Separate foul and SW systems provided to the site boundary as per the agreed strategy (as shown on drawing 14834-BKP-V1-XX-DR-C-500-P05)*
- iii) *Construction details for the private attenuation tank and flow and maintenance chambers. Details provided for new manhole/inspection chambers and proposed tank details (refer to drawings 14834-BKP-V1-XX-DR-C-510-P05 and 14834-BKP-V1-XX-DR-C-511-P04). Attenuation tank details based on the generic attenuation tank at present, subject to receipt of tank specialist spec/design information.*
- iv) *Provision of a short Drainage Maintenance document explaining how the surface water scheme will be maintained and managed after completion. For the future use of the Management company. BKP SuDS maintenance document included in Drainage Strategy Document submitted on 06.03.24 (Appendix G).*

The approved scheme 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/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.