

Our Ref: J4155230721

23rd July 2021

By Email Only

F. A. O. Mr C. Dunderdale

Dear Chris,

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Re: Application 3/2020/0009 Response to LCC Letter

Further to your letter dated 24th August 2020 please see updated drawings in accordance with your comments as additional documentation along with this response.

From your letter, there were 7 comments made. There was no numbering system assigned to the comments, so I will answer in the order they were written down.

1. Please see revised drawing J4155 DR05 for scheme layout
2. Please see MicroDrainage calculations document J4155 Hydraulic Calculations Rev A
3. Please see new drawing J4155 DR07 for contributing area plan
4. Gardens will not be positively drained. Run off that lands directly onto the soft landscaped surface will infiltrate through the topsoil layer until the clay layer is met. The water will disperse via evaporation, grass using it for osmosis and will eventually make its way to the lower levels and eventually naturally into the Brook as per the pre-development situation
5. Please see new drawing J4155 DR06 for flood routing plan
6. Please see Maintenance and Management plan
7. A petrol interceptor has not been provided for the scheme due to the low number of proposed units and associated car parking spaces. The hard standing area from the new road and parking has an area of approximately 440m² which is almost half of the recommended 800m² value. Secondly, the surface water run-off from trafficked hardstanding areas will drain to gullies which have traps. If an oil spill occurs, it will likely be from a resident's vehicle and not substantial. The oil will enter the gully where it will remain in the gully trap. As per the maintenance and management plan produced by BMC, the homeowners have a responsibility to report oil spills to the EA so they can be dealt with accordingly. It is deemed that run off from building roofs do not require any form of treatment.

I trust the above answers the questions you had, however if you have any queries on the above at this stage, please do not hesitate to contact.

Kind Regards

Yours Sincerely



mitted

Directors

Andrew H. Bell B.Eng.(Hons), C.Eng., M.I.Struct.E.

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