Application details:	CDN/25/0041: Discharge of Conditions 11 (contaminated land), 20 (drainage) and 22 (crime impact statement) attached to planning permission 138626/JO/2023

LLFA Comments 11/03/2025

The following Information has been considered:

Planning Portal uploads:	16/01/2025
Further submission emails:	-
Previous CDN attempts to discharge the Condition:	-

Any LLFA Comments to LPA
Decision Notice did not publish the LLFA Condition clauses. We do not recommend this is done, as it can prolong the CDN discharge process or risk a refusal.

Condition number	20
Decision Notice	138626/JO/2023

Decision Notice Clause	**Contained in submission**	**Approvable standard**	**Further information required:**	**SCP Response 07.07.2025**
A finalised drainage layout showing all components, outfalls, levels and connectivity;	Y	N	The applicant must present a consistent package to discharge this condition (Including all layouts and calculations). The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that the drainage layout and hydraulic calculations correspond, and that they can be cross-referenced for checks. This includes layout annotations and schedule printouts. • The applicant is proposing to divert an existing combined public sewer, no agreement from United Utilities has been submitted. • The applicant is proposing to connect into an existing combined public sewer, an agreement in principle from United Utilities is required. An email of acceptance will suffice. If connections are not permitted by United Utilities, the proposed drainage layout will be changed.	• A S185 application has been submitted to UU and technical approval for the diversion is on-going. Email provided in resubmission package confirming S185 application has been submitted. • A pre-development enquiry was submitted to United Utilities during the planning process. Pre-development response from United Utilities confirms connections and flows. Pre-development enquiry provided in resubmission package. • Drainage layout has been updated to suit discharge via infiltration.
Maximised integration of green SuDS components (utilising infiltration or	N	N	Please provide	• Infiltration testing in accordance with BRE 365 has been completed. Testing confirmed that discharge via infiltration is suitable.

attenuation) if practicable;				Drainage design has been updated to discharge via soakaway. • Infiltration testing results provided in resubmission package.
Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;	Y	N	Details including a cross section of attenuation tank and silt trap upstream of the tank to be submitted	• Development site is a brownfield site, and the proposal to discharge surface water at 10l/s significantly reduces the run-off from the site compared to the previous development. • Drainage design has now been updated to discharge via infiltration • SuDS Layout with typical cross section detail of attenuation tank included in resubmission package.
An existing and proposed impermeable areas drawing to accompany all discharge rate calculations	Y	Y		• Updated catchment plan provided in resubmission package to suit updated drainage layout
Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the	Y	N	Greenfield runoff rate calculation has not been submitted, it is not clear how the proposed restricted discharge rate of 10 l/s has been calculated.	• Development site is a brownfield site, and the proposal to discharge surface water at 10l/s significantly reduces the run-off from the site compared to the previous development. • United Utilities accepted the 10l/s as per the

greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;				pre-development enquiry. • However, drainage design has now been updated to discharge via infiltration
Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change;	Y	N	The Microdrainge calculations need to be resubmitted considering the following points. • MADD Factor should be set to 0, the MADD Factor simulates extra storage in a system that may not in reality be present. For all Microdinage model submissions the MADD Factor must be set to 0 • Maximum Rainfall (mm/h) should be set to max allowed by software. • Time of concentration should be set to 5 min • Runoff coefficients/CV numbers should be set to 1.0 • 45% climate change has not been added to the 100 year storm event.	• Drainage design has now been modelled in Causeway Flow. • The required Microdrainage calculations have now been applied to the Causeway Flow model. • Updated calculations provided in the resubmission package.
Assessment of overland flow routes for extreme events. Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet	N	N	Please provide	• Flood routing plans provided in resubmission package

structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.				
Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water	N	N	Please provide	• Infiltration testing in accordance with BRE 365 has been completed. Testing confirmed that discharge via infiltration is suitable. Drainage design has been updated to discharge via soakaway. • Infiltration testing results provided in resubmission package. • Causeway Flow calculations confirm that half emptying time is 148mins. • Causeway Flow calculations provided in resubmission package.

disposal routes (as follows) is required.				
Where a public sewer diversion is required, an agreement in principle from United Utilities is required. An email of acceptance will suffice.	N	N	Please provide	• A S185 application has been submitted to UU and technical approval for the diversion is on-going. • Email provided in resubmission package confirming S185 application has been submitted.
Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.	N	N	Please provide	• A pre-development enquiry was submitted to United Utilities during the planning process. Pre-development response from United Utilities confirms connections and flows. • Pre-development enquiry provided in resubmission package. • However, drainage layout has been updated to suit discharge via infiltration.
Hydraulic calculation of the proposed drainage system;	Y	N	See above comments for Microdriange calculations	• Drainage design has now been modelled in Causeway Flow. • The required Microdrainage calculations have now been applied to the Causeway Flow model. • Updated calculations provided in the resubmission package.

Construction details of flow control and SuDS elements	N	N	Please provide	• Flow control detail drawing was issued with initial drawing package. However, no longer required. • SuDS Layout with typical cross section detail of attenuation tank and Construction details for drainage elements included in resubmission package.

% Complete submission:	50%
% At approvable standard:	8%
Refusal trigger points: Submission 1 = less than 20% complete. Submission 2 = not 100% approvable standard.	

LLFA Recommendation:	**Further information required (as detailed above).**