

Application details:	Application number: 142989/VO/2025 Proposal: Installation of a modular-built youth hub and community facility, including associated landscaping (Class F.2) Location: Land Between Residential Roads, Yew Tree Road, Heswall Avenue And Dennison Avenue Accessed Between 306 And 308 Yew Tree Road, Manchester
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LLFA Comments 02/06/2025

The following Information has been considered:

Planning Portal uploads:	19/05/2025
Further submission emails:	NA
Pre-Application Advice:	NA

Condition: Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- Evidence of drainage hierarchy adherence.
- Finalised surface water drainage layout including all components, levels and connectivity.
- Evidence of connection approval in principle.
- Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.