Application details:	**Application number**: CDN/25/0660 **Proposal**: Discharge of Condition 3 (Materials) 4 (Drainage), 5 (Drainage -Maintenance), 8 (Refuse Storage) 9a (Ground Conditions), 11 (Travel Plan), 14 (Reasonable Avoidance Measures for small mammals), 15 (Biodiversity enhancements), 17 (Biodiversity Net Gain HMMP), , 20 (Construction Management Plan) attached to planning permission 140916/FO/2024 **Location**: Premier Inn, Derwent Avenue, Manchester, M21 7QS

LLFA Comments 01/10/2025

The following Information has been considered:

Planning Portal uploads:	09/07/2025
Further submission emails:	Emai received on 15/09/2025 with additional information
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	4
Decision Notice	140916/FO/2024

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.	Y	Y	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. >
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	An application for a Section 106 Part 1 Agreement has been submitted to United Utilities, however no response from United Utilities has been received yet regarding their acceptance of proposed maximum discharge rate into their network. Agreement from United Utilities is required.
Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.	Y	Y	
A finalised drainage layout showing all components, outfalls, levels and connectivity.	Y	N	The surface water runoff discharge rate from the proposed development should be restricted to greenfield runoff rate, the proposed discharge rates to be reviewed and confirmed please see below comments.
An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.	Y	Y	

Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.	Y	N	The surface water runoff discharge rate from the proposed development should be restricted to greenfield runoff rate, the discharge rates from the two branches in the proposed hydraulic model (PN1.00 and PN2.002)have not been restricted, the discharge rates are 23.3 l/s and 28.6 l/s, the last pipe PN1.006 in the proposed hydraulic model shows a discharge rate of 232.6 l/s (1 in 100 year storm event including 45% CC) into the existing United Utilities network, the proposed drainage plan shows that there is an existing surface water drain discharging into the existing United Utilities network, a section of this existing drain will be replaced by the new proposed surface water sewer, the discharge rates of both existing and proposed to be reviewed and confirmed by the applicant, United Utilities approval is required.
A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).	Y	Y	
Construction details of flow control and SuDS elements.	Y	Y	
Finished floor levels and proposed ground levels plan.	Y	Y	

% Complete submission:	87%
% At approvable standard:	75%
Refusal trigger points: Submission 1 = less than 20% complete. Submission 2 = not 100% approvable standard.	

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