

Application details:	Application number: CDN/25/0443 Proposal: Discharge of conditions 9 (RAMS), 20a (ground conditions), 22 (drainage) and 23 (HMMP) attached to planning permission referenced 141465/FO/2024 Location: Manchester Communication Academy, 2A Silchester Drive, Manchester, M40 8NT.
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LLFA Comments 04/07/2025

The following Information has been considered:

Planning Portal uploads:	13/05/2025
Further submission emails:	From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk> Sent: 03 July 2025 11:55 To: Laura Peacock <Laura.Peacock@manchester.gov.uk> Cc: Jennifer Connor <jennifer.connor@manchester.gov.uk> Subject: Fw: Manchester Communication Academy CDN/25/0443 - urgent
Previous CDN attempts to discharge the Condition:	NA

Any LLFA Comments to LPA

We have done this assessment in line with the description “Refurbishment and enlargement of existing artificial grass pitch (AGP)” and on the basis of information in for the pitch the drainage strategy, disregarding how the site boundary appears on the planning portal.

Condition number	22
Decision Notice	141465/FO/2024

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance will suffice.	Y	Y	
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. Provide greenfield runoff rate.	Y	Y	
Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.	Y	Y	
Hydraulic calculations of the proposed drainage system, including all design parameters. 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	Y	
Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.	Y	Y	
A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).	Y	Y	
Construction details of flow control and SuDS components.	Y	Y	
Details of how the scheme shall be maintained and managed after completion.	Y	Y	

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

LLFA Recommendation:	Approval.
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