

Application details:	Application number: 142652/FO/2025 Proposal: Erection of 6 no. residential buildings of 10, 8, 6 and 4 storeys in height to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E (a-e)); infrastructure works including electric substation and associated utilities works, basement and ground level car parking, service yard, vehicular and pedestrian accesses; together with public realm works and hard/soft landscaping following the demolition of the existing buildings and structures on site. Location: Chorlton Square Shopping Centre, Barlow Moor Road, Manchester, M21 9AQ
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LLFA Comments 18/07/2025

The following Information has been considered:

Planning Portal uploads:	16/06/2025 – 17/06/2025
Further submission emails:	-
Pre-Application Advice:	01/11/2024 - MAN/M21/C/PRE

Any LLFA Comments to LPA
<p>Please note the below <u>informative</u>:</p> <p>The EA's updated Risk of Flooding from Surface Water mapping indicates small areas of High Risk (3.3% probability) and larger areas of Medium Risk (1% probability) for surface water flooding within the site boundary. This is not reflected in the submitted Flood Risk Assessment from November 2024. This risk should be noted, and may be used to inform the drainage strategy if required, given the commercial uses proposed on the ground floor and car park at basement level.</p>

Condition 1: Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- 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. This should include assessment of the potential for a connection to the surface water sewer south of the site which was proposed as an option at the pre-application stage.
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- A finalised drainage layout showing all components, outfalls, levels and connectivity.
- The connections (including manholes with cover levels and invert levels) from both the western and eastern primary catchments need to be included on the finalised drainage layout.
- 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.
- Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- 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.
- Where a sewer diversion is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.
- An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.
- A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).
- Construction details of flow control and SuDS elements.
- For the podium roof, a feasibility assessment and engineering details of the Green Roof.
- Details on the configuration of the 'below basement drainage' and how this will discharge to the public combined sewer.
- 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).

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Condition 2: Prior to the first occupation/use of the development hereby approved details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition X, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of **Condition X**.
- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

Informative:

Tank flotation:

The ground investigation indicates a potential high-water table. If groundwater is encountered during the attenuation tank installation, appropriate design measures should be considered for flotation forces. Any change within the surface water drainage strategy will be subject to further scrutiny.

The developer should also note, any temporary works for dewatering operations (if required) should be in place with the relevant Risk Management Authority (RMA) before proceeding.