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.

LLFA Comments 06/06/2025

The following Information has been considered:

Planning Portal uploads:	13/05/2025
Further submission emails:	NA
Previous CDN attempts to discharge the Condition:	NA

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 of proposed new connection 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	N	Accepted for the site south of Lathbury road. For the north of Lathbury road, we require a minimum 50 % betterment. The current proposed 25 % is not acceptable. Please revise scheme to provide 50 % betterment.
Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.	Y	N	Please update the following for the south of Lathbury road. Flow rate of Hydro-brake flow control in the layout. Invert level and Cover level of Storage structure. Please update layout north of Lathbury road to the revised scheme with 50 % betterment.
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	Y	N	Outstanding, please provide for the south of Lathbury road. Please update calculation , north of Lathbury road to the revised scheme with 50 % betterment.

1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.			standard comment: 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 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.	N	N	Outstanding, please provide.
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).	N	N	Outstanding, please provide for both north and south sites.
Construction details of flow control and SuDS components.	Y	N	Outstanding, please provide for south of Lathbury road. Accepted for north of Lathbury road.
Details of how the scheme shall be maintained and managed after completion.	Y	Y	

% Complete submission:	75 %
% At approvable standard:	25 %
Refusal trigger points: Submission 1 = less than 20% complete. Submission 2 = not 100% approvable standard.	

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