

Condition number	10 and 11
Decision Notice	141577/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.	N	N	<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. >
A finalised drainage layout showing all components, outfalls, levels and connectivity.	N	N	
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	
Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.	N	N	
Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50%	N	N	

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betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.			
Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.	N	N	
An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.	N	N	
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.	N	N	
A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.	N	N	
A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).	N	N	
Construction details of flow control and SuDS elements.	N	N	
A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned,	N	N	

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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).			
Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition X.	N	N	
Provide As Built construction drawings OR confirm that they align with the original design construction drawings.	N	N	
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.	N	N	

% Complete submission:	0%
% At approvable standard:	0%
Refusal trigger points: Submission 1 = less than 20% complete. Submission 2 = not 100% approvable standard.	

LLFA Recommendation:	Refusal
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