

Application details:	Application number: CDN/25/0063 Proposal: Discharge of conditions 4 (ground conditions), 5 (noise), 6 (CMP), 8 (ES) and 12 (drainage) attached to planning permission referenced 136412/FO2023 Location: Land Next To Former 23, Great Jones Street, Manchester, M12 5NX
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LLFA Comments 14/02/2025

The following Information has been considered:

Planning Portal uploads:	27/01/2025
Further submission emails:	From: Flood Risk Management <floodriskmanagement@manchester.gov.uk> Sent: 06 February 2025 15:01 To: Ian Jarvis <ian.jarvis@manchester.gov.uk> Subject: FW: Planning application CDN/24/0459 consultation - Land To The East Of 21 Great Jones Street
Previous CDN attempts to discharge the Condition:	CDN/24/0459

Any LLFA Comments to LPA

- The drainage strategy is proposed to span 2 separate planning application boundaries. The CDN/24/0459 is relying on CDN/24/0462 to drain the site. **The LPA must confirm to the LLFA if this is allowed under planning.** We cannot review or approve drainage for proposals which do not have planning permission.
- Please note that the drainage strategy uploaded to the planning portal for CDN/25/0063 is **not** the revised version sent via email listed above.

Condition number	13
Decision Notice	132856/FO/2022

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.	Y	N	- The drainage strategy is proposed to span 2 separate planning application boundaries. The CDN/24/0459 is relying on CDN/24/0462 to drain the site. The LPA must confirm to the LLFA if this is allowed under planning. We cannot review or approve drainage for proposals which do not have planning permission. - Evidence of connection approval in principle to the agreed flow rate and connection point. - Need confirmation for the connection that the 225 VC pipe is a public sewer. Evidence from United Utilities is required. - In the event that it is not a public sewer, an alternative connection must be proposed with supporting evidence in principle. - Need to provide a management and maintenance plan including the schedule of tasks and name of the responsible party. If the proposed spanning of 2 planning boundaries is accepted by the LPA, evidence is required for how the network would be managed across plots. - A revised layout showing the components, levels and connectivity. This must also include: - There can't be private drainage network in the adopted foot way. Need to redesign to remove this. - Confirmed finalised outfalls. - If attenuation system is to be retained appropriate easements must be provided for tank storage structures including evidence that the

			surrounding footway and proposed foundations will not be compromised. • If discharge rate is less than 5 l/s, the attenuation system might not be needed. - As noted in the drainage strategy, the proposed runoff rates are minimal and fall within acceptable limits for which an attenuated system with flow control may not be required. - If the applicant wishes to continue with an attenuated system proposal, further information will be required to demonstrate suitability: - Hydraulic calculations and simulation results for the 1:30 and 1:100 plus climate change to show the system meets the design standards. 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.
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% Complete submission: (less than 20% complete will trigger a recommended Refusal)	100%
% At approvable standard:	0%

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