

Application number: CDN/21/0575

Proposal: Discharge of condition no.3 (CMP), no.4 (Materials) no.9. (Environmental Standards), no.10a (Acoustic report),no.11 (waste Management Strategy), no.12 (Contaminated Land) and **condition no.14 (Drainage)** attached to planning permission ref: 129121/FO/2021

Location: 60-62 Clarence Road, Manchester, M13 0YF

Applicant: Mr R Younis

14) Prior to commencement of development a surface water drainage layout for the site, based on sustainable drainage principles shall be submitted to and approved in writing by the local planning authority. The layout should confirm the position of soakaways and results of infiltration testing at the location of the soakaways should be provided. The development shall be constructed and completed in accordance with the approved details.

LLFA Comments 09 August 2021

The information uploaded to the Planning Portal 29 July 2021 has been considered. The 129121/FO/2021 submission has been considered.

The Phase 2 Site Investigation recommendations have been considered: *“The results show that all infiltration tests failed as it was not possible to determine the infiltration rate using the standard methodology set out in BRE 365. The water failed to drain and remained at a stable level throughout the testing. Given that the infiltration tests conducted at the site failed, it is therefore no recommended that soakaway drainage systems are installed at this site.”*

We accept the proposed attenuation within lined permeable paving with flow control and non-return valve, so long as this is acceptable to UU.

The following information is required:

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.