Application details:	Application number: CDN/24/0841 Proposal: Discharge of condition 11 (Drainage) attached to planning permission 140400/JO/2024 Location: Withington Community Hospital, Nell Lane, Manchester, M20 2LR

LLFA Comments 24/09/2024

The following Information has been considered:

Planning Portal uploads:	04/09/2024
Further submission emails:	N/A
Previous CDN attempts to discharge the Condition:	N/A; submission & LLFA comments under 140400/JO/2024 considered.

Any LLFA Comments to LPA

Condition number	11
Decision Notice	140400/JO/2024

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
11) Notwithstanding the approved documents and drawings, prior to installation of any surface water drainage at the site an updated scheme for surface water drainage works 140400/JO/2024 Page 6 of 12 in accordance with Non Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the first use of the building. The submitted scheme shall include:			
Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is	Y	Y	Accepted on basis of 140400/JO/2024.

achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) 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.	Y	Y	

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

LLFA Recommendation:	**Approval**