

Application details:	Application number: CDN/24/0785 Proposal: Discharge of condition 13 (surface water drainage) attached to planning permission referenced 139661/FO/2024. Location: Powerleague Manchester Nicholls, Nicholls Community Sports Ground, Dalberg Street, Manchester, M12 6BN Applicant: Mr Andrew Bell, Powerleague Fives Ltd
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LLFA Comments 17/09/2024

The following Information has been considered:

Planning Portal uploads:	20/08/2024
Further submission emails:	NA
Previous CDN attempts to discharge the Condition:	NA

Condition number	13
Decision Notice	139661/FO/2024

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:			
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	Please note the system can be designed for a discharge of 5 l/s as per United Utilities acceptance.
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 to greenfield runoff rate.	Y	Y	
Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.	Y	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. >

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Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.	Y	N	The storage system used in the layout is a subbase which does not match with the type of storage system used in the hydraulic calculation which is a tank. Please resubmit the calculations to match the layout with appropriate porosity values.
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.	Y	Y	
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).	Y	Y	
Construction details of flow control and SuDS components.	Y	N	Please provide construction details of the type of storage system used.
Details of how the scheme shall be maintained and managed after completion	Y	N	Please provide details on how the storage system is maintained and managed.

% Complete submission:	100%
% At approvable standard:	50%
Refusal trigger points: Submission 1 = less than 20% complete. Submission 2 = not 100% approvable standard.	

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