

Application details:	CDN/24/0811, Discharge of conditions 3 (CMP), 6 (off site highway works), 14 (remediation strategy), 18 (culvert), 19 (drainage), 31 (off site highway works), 36 (RAMS) and 40 (site levels) attached to planning permission referenced 137751/MO/2023
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LLFA Comments 13/11/2024**The following Information has been considered:**

Planning Portal uploads:	28/08/2024
Further submission emails:	22/10/2024, 11:39 - sue.wills@manchester.gov.uk 07/11/2024 15:07 - sue.wills@manchester.gov.uk 11/11/2024 09:29 - sue.wills@manchester.gov.uk 11/11/2024 09:31 - sue.wills@manchester.gov.uk
Previous CDN attempts to discharge the Condition:	-

Any LLFA Comments to LPA

Decision Notice did not publish the LLFA Condition [clauses](#). We do not recommend this is done, as it can prolong the CDN discharge process or risk a refusal.

Condition number	18
Decision Notice	137751/MO/2023

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
No development shall take place until culvert investigation has been undertaken in accordance with the proposal received via email from Paul Graveney (Sent: 05 February 2021 17:10; Subject: RE: call summary - 128864/OO/2020) including attachment 'Vine Street - Culvert Trial Trench.pdf'. This should include verification photos for evidence of investigation as-proposed. If the culvert is proven present, the precise route, condition, capacity and connectivity of the culvert should be determined across the whole site. Results of the investigation shall be submitted to and approved in writing by the Local Planning Authority.	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:	Approved
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Condition number	19
Decision Notice	137751/MO/2023

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
Notwithstanding the historic site investigation (report AG3211-20-AL43 by Applied Geology), the strategy should demonstrate maximised integration of green SuDS components to retain the baseline drainage characteristics of the greenfield site.	N	N	No evidence has been provided. The developer must submit further information for consideration.
Evidence that front driveway surfacing > 5m2 is designed with permeable materials (such as permeable paving or permeable asphalt) in line with Government Guidance https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance	N	N	No evidence has been provided. The developer must submit further information for consideration.
Where reasonably practicable, for greenfield development, the runoff volume from the development in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event (suggested components are water butts, rainwater harvesting or similar interception method).- Hydraulic modelling must include all engineering parameters such as manhole schedule. Modelling nodes also needs to accurately correlate with drainage layout.	Y	N	Hydraulic modelling must include all engineering parameters such as manhole schedule and pipe diameters. The current modelling does not include pipe diameters or manhole schedule.
Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of	Y	Y	

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these overland flow routes with regards to the properties on site and adjacent properties off site.			
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	No evidence has been provided. The developer must provide evidence from United Utilities for the point of connection and flow rate acceptance.
The capacity standards applied in Flood Risk Assessment and Drainage Strategy (VSG-SHD-00-ZZ-RP-C-0001) should be maintained through all design iterations such that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building.	Y	Y	
Section details of proposed hydro-brake must indicate top water level for 1:1, 1:30, 1:100 + 40% climate change. To deem if the structure is acceptable and/or provide safeguarding measures, due to 'overflow pipework'.	N	N	No evidence has been provided. The developer must submit a site-specific section of the proposed hydro-brake, indicating top water level for 1:1, 1:30, 1:100 + 40% climate change.
Demonstrate embedded design within masterplan and foundation design such that: - If a culvert is proven present, the proposal should be revised appropriately to protect the culvert and existing/proposed properties. - If no culvert is found, embedded design should mitigate the residual risk of a culvert existing but not having been found through investigation.	Y	N	Please see LLFA comments relating to condition 18. The topographic survey, ref: S18-442-C, dated 29.05.2018 indicates an open 'ditch' along the southern boundary. Can the developer please confirm the treatment of this section? Has any investigation been undertaken to determine any existing outfalls?

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% Complete submission:	50%
% At approvable standard:	25%
Refusal trigger points: Submission 1 = less than 20% complete. Submission 2 = not 100% approvable standard.	

LLFA Recommendation:	Refused
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