

Application details:	Application number: CDN/24/0754 Proposal: Discharge of conditions 3 (materials), 4 (SBD), 8 (noise), 11,(EV), 14 (bio diversity enhancement), 16 (ground conditions), 17 (drainage), 18 (environmental standards) and 19 (CMP) attached to planning permission referenced 139487/JO/2024 Location: 123 Barlow Moor Road, Manchester, M20 2TS
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LLFA Comments 28/08/2024

The following Information has been considered:

Planning Portal uploads:	13/08/2024
Further submission emails:	NA
Previous CDN attempts to discharge the Condition:	NA

Any LLFA Comments to LPA
<Decision Notice separated the LLFA clauses from the Condition into the Informative. We do not recommend this is done, as it can prolong the CDN discharge process or risk a refusal.>

Condition number	17
Decision Notice	139487/JO/2024

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
Development shall not begin until a surface water drainage scheme 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 retained thereafter for the lifetime of the development.			<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. >
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 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 is required.	N	N	Reference to Geo-Environmental Appraisal suggest soakaways may be considered feasible
Surface water drainage layout including all components, levels, connectivity	Y	N	There is discrepancy in the flow control rate between the drainage layout and hydraulic calculations.

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and proposed overland flow routes for extreme events.			Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. Please provide construction details of permeable paving. Please review and update.
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	Outstanding, please provide UU agreement in principle.
Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building.	Y	Y	
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. Provide at least a 50% reduction in runoff rate compared to	Y	Y	

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the existing rates, as the site is located within Conurbation Core Critical Drainage Area.			
Hydraulic calculations to support the drainage proposal.	Y	N	Flow control rate does not match between layout and calculations. Please review and update.
Details of how the scheme shall be maintained and managed after completion.	Y	Y	

% Complete submission:	71 %
% At approvable standard:	43 %
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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