

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 13/10/2024**The following Information has been considered:**

Planning Portal uploads:	13/08/2024
Further submission emails:	From: David Lawless <david.lawless@manchester.gov.uk> Sent: 19 September 2024 16:55 To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>; Laura Peacock <Laura.Peacock@manchester.gov.uk> Subject: ADDITIONAL INFORMATION RECEIVED - CDN/24/0754 - 123 Barlow Moor Road - Condition 17 (DRAINAGE)
Previous CDN attempts to discharge the Condition:	NA

Condition number	17
Decision Notice	139487/IO/2024

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
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 of the 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. Outstanding, with regard to the updated table section 2.5.1, test results of the BRE 365 showing its failed, needs to be submitted.
Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.	Y	Y	
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	N	N	Outstanding, please provide UU agreement in principle.

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future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.			
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 the existing rates, as the site is located within Conurbation Core Critical Drainage Area.	Y	Y	
Hydraulic calculations to support the drainage proposal.	Y	Y	

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Details of how the scheme shall be maintained and managed after completion.	Y	Y	
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% Complete submission:	71 %
% At approvable standard:	71 %
Refusal trigger points: Submission 1 = less than 20% complete. Submission 2 = not 100% approvable standard.	

LLFA Recommendation:	Refusal.
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