

Application details:	CDN/24/0831, Application to discharge conditions 4B (Demolition and Construction Management), 11 (Drainage) and 32 (Parking Bays) attached to planning permission 135544/FO/2022.
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LLFA Comments 30/09/2024

The following Information has been considered:

Planning Portal uploads:	02/09/2024
Further submission emails:	-
Previous CDN attempts to discharge the Condition:	-

Condition number	11
Decision Notice	135544/FO/2022

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
<i>A finalised drainage layout showing all components, outfalls, levels and connectivity;</i>	Y	N	The developer has provided a drainage layout (L047-WRD-52-EX.ZZ-D-C-500003-C02) however, the developer will need to provide further details contained within the condition 11 clauses, to further review the design. - Surface water volume (m³) must be stated on each attenuation structure. Attenuation volume included on drawing L047-WRD-52-EX.ZZ-D-C-500003-P02 = 26.8 m3 - The provided existing drainage layout states; “Neighbouring RWP assumed to have separate private drainage”. Any existing connections to the abandoned pipe work within the site boundary need to be retained. The neighbouring RWPs are to be retained, refer to drawing L047-WRD-52-EX.ZZ-D-C-500001-P02 Please see the further information required for each clause. 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.
<i>Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;</i>	Y	N	The developer has included the use of ‘filter trenches’. However, no construction details or infiltration testing has been provided. The developer must maximise the use of green SuDS where appropriate.

			The filter trenches are provided for treatment and are wrapped in an impermeable membrane. These are not designed to infiltrate. Refer to revised detail on drawing L047-WRD-52-EX.ZZ-D-C-500013-P01 . However, permeability tests results have been provided see below.
<i>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, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;</i>	Y	Y	
<i>An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.</i>	Y	Y	
<i>A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant parties.</i>	Y	Y	
<i>Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;</i>	Y	N	The developer must provide the hydraulic model specific to drawing no. L047-WRD-52-EX.ZZ-D-C-500003-C02 for review. The pre and post development impermeable areas are equal therefore the total volume discharged for the developed site will be equal to the pre-development volume. This discharge will, however, be treated and attenuated to 5 l/s.
<i>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</i>	N	N	The developer must provide the hydraulic model specific to drawing no. L047-WRD-52-EX.ZZ-D-C-500003-C02 for review. We have designed to 1 in 100 yr +45%CC refer to Section 3.1 of report and updated calculations in Appendix E.

<i>rainfall event with allowance for <u>45% climate change</u>:</i>			
<i>Assessment of overland flow routes for extreme events. 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 these overland flow routes with regards to the properties on site and adjacent properties off site.</i>	N	N	The developer must provide the hydraulic model specific to drawing no. L047-WRD-52-EX.ZZ-D-C-500003-C02 for review. If any above ground flooding is identified, the developer must provide a site-specific overland flow routing plan. The predicted flooding has been addressed, refer to revised calculations in Appendix E. Exceedance overland flows are shown in Appendix F
<i>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 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.</i>	N	N	The developer must provide BRE 365 infiltration testing to ensure part H of the building hierarchy has been followed. As a minimum, the developer must provide site specific ground investigation (borehole logs) to determine if percolation is feasible. Permeability test results have now been included in Appendix I, see also update to Section 2.6 of report.
<i>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.</i>	Y	Y	

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<i>Hydraulic calculation of the proposed drainage system;</i>	N	N	The developer must provide hydraulic model specific to drawing no. L047-WRD-52-EX.ZZ-D-C-500003-C02. The modelling must include all engineering parameters, i.e. manhole schedules, network details, attenuation parameters, hydro-brake. Please refer to the updated Appendix E of report. The modelling must correspond with drawing no. L047-WRD-52-EX.ZZ-D-C-500003-C02.
<i>Construction details of flow control and SuDS elements.</i>	N	N	The developer must provide site specific construction details for the proposed flow control and SuDS elements. Please see a list of the below required engineering details: - Hydro-brake (SWMH02) Please refer to drawing L047-WRD-52-EX.ZZ-D-C-500012-C02 and Manhole Schedule on drawing L047-WRD-52-EX.ZZ-D-C-500003-P02 - Attenuation tank Please refer to drawing L047-WRD-52-EX.ZZ-D-C-500013-P01 - Filter trench Please refer to drawing L047-WRD-52-EX.ZZ-D-C-500013-P01

% Complete submission:	63%
% At approvable standard:	36%
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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