

Application details:	Discharge of conditions 3 (Construction Management Plan), 4 (Materials), 5 (Highways works), 11 (Ground Contamination), 12 (Unexploded Ordnance), 15 (Surface water drainage) , 22 (Landscaping) and 33 (Window reveal) attached to planning permission 138436/FO/2023
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LLFA Comments 13/05/2024**The following Information has been considered:**

Planning Portal uploads:	04/04/2024
Further submission emails:	-
Previous CDN attempts to discharge the Condition:	-

Any LLFA Comments to LPA

The only document available on MCC website is as follows: 13126 - BLACKWIN STREET - OPENSHAW SuDS SUITABILITY ASSESSMENT.

Therefore, we have been unable to conduct a detailed review of condition 15, this is reflected within our comments below.

Condition number	15
Decision Notice	138436/FO/2023

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
<i>Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.</i>	N	N	No drainage layout has been provided therefore, we are unable to review / assess this point. 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>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	No evidence has been provided to ensure the developer has followed the drainage hierarchy. Therefore, we are unable to review / assess this point. The developer must provide site specific ground investigation and if appropriate soakaway testing in accordance with BRE 365.

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<i>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.</i>	N	N	No evidence has been provided to ensure the developer has gained the relevant approval from United Utilities. Therefore, we are unable to review / assess this point.
<i>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.</i>	N	N	No drainage layout has been provided therefore, we are unable to review / assess this point. If the development is lower than 5l/s flow rate, this will need to be provided. There is reference to 5l/s however, this has not been included within any plans / engineering details.
<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 rainfall event with allowance for 45% climate change in any part of a building;</i>	N	N	No drainage layout or hydraulic calculations have been provided therefore, we are unable to review / assess this point. The developer must provide hydraulic calculations to support the proposed drainage strategy. Both engineering layout and hydraulic modelling must correspond.
<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. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.</i>	N	N	There is reference to 5l/s however, this has not been included within any plans / engineering details. Therefore, we would be unable to assess this point further. 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-

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				referenced for checks. This includes layout annotations and schedule printouts.
<i>Hydraulic calculations to support the drainage proposal.</i>	N		N	No hydraulic calculations have been provided. The developer must provide hydraulic calculation to support the proposed drainage layout. All parameters must be included within the PDF submission.
<i>Details of how the scheme shall be maintained and managed after completion.</i>	N		N	No details for future maintenance have been provided. Details of how the scheme shall be maintained and managed after completion must be demonstrated within a maintenance document.

% Complete submission: (less than 20% complete will trigger a recommended Refusal)	0%
% At approvable standard:	0%

LLFA Recommendation:	Refusal
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