

**Application number:** CDN/23/0396

**Proposal:** Discharge of Conditions 18b & 56b (Television post construction survey report) and 15, 53, 93 and 119 (SUDS verification & management) attached to planning permission 126668/FO/2020.

**Location:** Crown Street Phase 2 Manchester M15 4XL

**Manchester City Council**

**Lead Local Flood Authority (LLFA) 18/08/2023**

Thank you for consulting the Lead Local Flood Authority (LLFA). The information uploaded to the Planning Portal 15<sup>th</sup> June – 28<sup>th</sup> June 2023 has been considered.

**Condition 119)** No development within Phase D shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented before first occupation of Phase D and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- A. Verification report providing photographic evidence of construction as per design drawings;
- B. As built construction drawings if different from design construction drawings;
- C. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to national policies within the NPPF and NPPG and local policies EN08 and EN14.

In order to discharge condition 119, we would require clarity on the below points:

- A. Verification report providing photographic evidence of construction as per design drawings; - **Photographic evidence from all installed SuDS components and hydro-brakes. Evidence for each component in accordance with drawing no. Z1-WSP-580-PL-XX-DR02 P09 must be submitted for review.**
- B. As built construction drawings if different from design construction drawings; - **As-built drainage layout, including all engineering details such as: invert levels, cover levels, hydro-brake specification, to outfall must be submitted.**
- C. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime – **No management / maintenance plan has been submitted to date. The developer will need to submit this for LLFA review.**