Condition number	13
Decision Notice	133576/FO/2022

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
No above ground works shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.	Y	N	*Refer to comments below*
• *Further consideration of alternative SuDS solution (that is either utilising infiltration or attenuation) if practicable;*	N	N	*Provide Results of ground investigation carried out under Building Research Establishment Digest 365.*
• *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, as the site is located within Conurbation Core Critical Drainage Area; the proposed impermeable area should not be used to calculate*	N	N	*Please provide run off rate details, the proposed impermeable area should not be used to calculate the existing brownfield run-off rates. Justification for why a 225mm 3 piped network has been used to calculate the existing discharge rates.*

the existing brownfield run-off rates.			
• *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;*	N	N	*Please provide the details outlined in this point with the supporting evidence.*
• *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). 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.*	N	N	*Provide overland flow routes.*
• *Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at*	N	N	*Reference to Phase 1 desk Study '8928G-WML-00-XX-RP-G-0001', the report states "soakaways may be a feasible drainage option, although this may be precluded by a potentially shallow groundwater table. This will need to be confirmed by ground investigation followed by possible large scale*

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.			*infiltration tests at drainage design stage." Provide Results of ground investigation carried out under Building Research Establishment Digest 365.*
• *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	*Provide evidence of an agreement in principle.*
• *Where surface water is connected to the highway drain, agreement in principle from the highway authority 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	*Provide evidence of an agreement in principle if applicable.*
• *Hydraulic calculation of the proposed drainage system;*	N	N	*Provide Hydraulic calcs.*

• *Construction details of flow control and SuDS elements.*	N	N	*Please provide the details outlined in this point with the supporting evidence.*

% Complete submission: (less than 20% complete will trigger a recommended Refusal)	10%
% At approvable standard:	0%

LLFA Recommendation:	**Refusal**