

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 (MCC)

Lead Local Flood Authority (LLFA) 21/11/23

Thank you for consulting the Lead Local Flood Authority (LLFA). The information uploaded to the Planning Portal 15th June – 13th November 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, new points listed in blue:

- 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.**

Can the developer please submit an as built of the constructed surface water drainage layout in PDF format. I note the document submitted includes a plan. However, I am unable to read the engineering detail.

- 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.**

Maintenance plan must include arrangements for maintaining blue roof, this should be in accordance with CIRIA C753 (The SuDS manual) operation and maintenance requirements.