Application details:	**Application number**: CDN/25/1214 **Proposal**: Discharge of condition no. 11 (Surface Water Drainage) and 12 (Drainage Management and Maintenance) attached to planning permission ref: 137572/JO/2023 **Location**: Hammerstone Road Depot, Hammerstone Road, Manchester, M18 8EQ

LLFA Comments 03/02/2026

The following Information has been considered:

Planning Portal uploads:	18/12/2025
Further submission emails:	-
Previous CDN attempts to discharge the Condition:	CDN/25/0113, CDN/25/0846

Any LLFA Comments to LPA
Decision Notice did not publish the LLFA Condition clauses. We do not recommend this is done, as it can prolong the CDN discharge process or risk a refusal. Condition 12 (pre-occupation) cannot be discharged until Condition 11 (pre-commencement) has been discharged. In any case, no information has been provided to support the discharge of this condition. Therefore, we **can only recommend refusal of the discharge of Condition 12** at this stage.

Condition number	11
Decision Notice	137572/JO/2023

Decision Notice Clause	**Contained in submission**	**Approvable standard**	**Further information required:**
A finalised drainage layout showing all components, outfalls, levels and connectivity; Updated Report Provided which includes Drainage Layouts. Refer to Appendix N	Y	N	The 'Drainage Layout' contained within Appendix N (Ref: HRD CUR XX 00 DR C 92-512 C05) differs to the Drainage Layout previously provided under CDN/25/0846. This appears to be an 'Overland Flow Routes and Above Ground Attenuation' plan, as it does not provide full engineering details of all SuDS, flow controls, levels/connectivity of the entire drainage system. The following is required: - Please provide a finalised drainage layout showing all components, outfalls, levels and connectivity.
Provide Existing and finalised Proposed GA Plan.	Y	Y	
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;	Y	Y	
An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.	Y	Y	

Demolition Plan to be provided.	Y	Y	
Roof access stairs construction details and foundation plans to be provided.	Y	Y	
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;	Y	Y	
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 40% climate change in any part of a building;	Y	Y	
Culvert feasibility study and survey findings to be provided. CCTV Report provided by Morgan Sindall	Y	N	A CCTV survey of the culvert before construction has been provided. The applicant has stated "A survey of the culvert will be undertaken and will be provided once completed"; however, this has not yet been provided.
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.	Y	Y	
Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.	Y	Y	
Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent applications can be made at the following link: https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage	N	N	The applicant has quoted Land Drainage Consent reference EF1/593183. However, LLFA records indicate that this land drainage consent was refused. Land Drainage Consent cannot be issued retrospectively for works undertaken without

CCTV Report provided by Morgan Sindall			consent. Please provide a post-construction CCTV survey including the full extent of the culverted watercourse on site and the newly installed manholes, to ensure that the works to the culverted watercourse have not caused any damage or blockage. The applicant has stated "A survey of the culvert will be undertaken and will be provided once completed"; however, this has not yet been provided.
For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required.	Y	Y	
Hydraulic calculation of the proposed drainage system. (Hydraulic calcs should coincide with finalised drainage plans. Drawings are in Appendix N Calculations are in Appendix J	Y	N	As a detailed drainage layout has not been provided in this submission, we are unable to check that the hydraulic calculations coincide with the finalised drainage plans.
Construction details of flow control and SuDS elements.	Y	Y	

% Complete submission:	93%
% At approvable standard:	73%
Refusal trigger points: Submission 1 = less than 20% complete. Submission 2 = not 100% approvable standard.	

LLFA Recommendation:	**Further information required (as detailed above).**

Condition number	12
Decision Notice	137572/JO/2023

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
Verification report providing photographic evidence of construction as per design drawings;	N	N	Verification Report Attached (updated to capture current information)
As built construction drawings if different from design construction drawings;	N	N	Included in Verification Report Appendix A
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.	N	N	Maintenance Strategy Report Attached (updated to capture current information)

% Complete submission:	0%
% At approvable standard:	0%
Refusal trigger points: Submission 1 = less than 20% complete. Submission 2 = not 100% approvable standard.	

LLFA Recommendation:	**Refusal**