Application details:	**Application number:** OTH-2026-000248 **Description:** Discharge Of Condition Nos.6 (Highway Works), 12a (Ground Conditions) 15 (Acoustic Insulation) 21 (Surface Water Drainage) attached to 140867/FO/2024. **Location:** Land To The South Of Alderford Parade, The East Of Waterloo Road, The North Of Deerhurst & Dinnington Drive And The South Of Tamerton Drive & Land To The West Of Starmoor Drive & The North And East Of Heatherdale Drive Manchester

LLFA Comments 24/07/2026

The following Information has been considered:

Planning Portal uploads:	
Further submission emails:	-
Previous CDN attempts to discharge the Condition:	CDN/25/1145

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. For information, the below response includes the clauses for the North Site and South Site listed separately (as per the clauses originally recommended in our comments on 144385/JO/2025 and 140867/FO/2024). Condition 21 is not separated into phases and the applicant has applied to discharge the condition as a whole, therefore the application has been assessed together.

Condition number	21 (Site North)
Decision Notice	144385/JO/2025

Decision Notice Clause	Contained in submission	Approvable standard	Further information required:
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	
Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.	Y	Y	
Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.	Y	Y	
Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.	Y	Y	

A finalised drainage layout showing all components, outfalls, levels and connectivity.	Y	N	The future access for maintenance to the oversized pipes proposed beneath the highway needs to be ensured. The concrete culvert box is proposed beneath driveways which will be privately owned once individual properties are purchased. The following is required: - Please provide evidence of the S104 application or correspondence with UU regarding the adoption of oversized pipes. See attached email from UU quoting acceptance of S104 application subject to discharge of planning condition 21. - If the oversized pipes are not to be adopted by UU, evidence of approval from the Local Highways Authority for the oversized pipes to be located beneath adopted highway. Not Applicable - Please confirm the future maintenance responsibility for the concrete box culvert (beneath private driveways), and how access will be secured for maintenance. The client (MSV Housing) will retain ownership of the land and, therefore, access rights in the event of maintenance being required. See attached letter from MSV (Discharge of Planning Condition 21 – Cheetham Hill).
An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.	Y	Y	
Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.	Y	N	The Hydraulic calculations for the North Site have been conducted using MicroDrainage, whereas 'Site3D' has been used for the South Site. The following is required: - Please clarify why different hydraulic calculation software has been used for the two sites. Microsoft Drainage is used for carrying out hydraulic calculations for S104 sewers. This is the software that United Utilities uses so it is easier to use the same software as they do. Site3D software is used for private drainage calculations as it sits within the Site3D software so is easier to use when designing private drainage. We have

			now verified the Site3D drainage calculations using Micro Drainage and is discussed in the South Site response.
When a UU asset is scheduled for removal or a diversion is proposed, approval in principle from UU must be obtained. An acceptance email will be sufficient.	N/A	N/A	N/A for the North Site.
For the removal or diversion of services such as electricity, approval in principle from the relevant party is required. An acceptance email will be sufficient.	N/A	N/A	The applicant has confirmed that any diversion/stopping up of services is not related to drainage. The applicant should, however, ensure that all relevant approvals are sought prior to these works.
A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.	N/A	N/A	
A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).	Y	Y	
Construction details of flow control and SuDS elements.	Y	Y	
A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency	Y	Y	

for asset failure. This practice is in accordance with SuDS Manual (C753).			

Condition number	21 (Site South)
Decision Notice	144385/JO/2025

Decision Notice Clause	**Contained in submission**	**Approvable standard**	**Further information required:**
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	
Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.	Y	Y	
Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates	Y	Y	

with the aim of reducing to the Greenfield runoff rates.			
Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.	Y	Y	
A finalised drainage layout showing all components, outfalls, levels and connectivity.	Y	N	The following is required: - Please confirm the proposed connection details (including all levels) from the South Site to the existing public sewer. Attached are following drawings. - proposed drainage layout, - outfall connection MH details (FW), - Flow control MH detail. The attached drawings indicate the information requested
An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.	Y	Y	
Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.	Y	N	The Hydraulic calculations for the North Site have been conducted using MicroDrainage, whereas 'Site3D' has been used for the South Site. Pipe 1.016 (from PS39 Flow Control to PR DIV 03) shows a predicted maximum flow of 2.817l/s, despite the flow control being stated as 2.6l/s. Please clarify why different hydraulic calculation software has been used for the two sites. Microsoft Drainage is used for carrying out hydraulic calculations for S104 sewers. This is the software that United Utilities uses so it is easier to use the same software as they do. Site3D software is used for private drainage calculations as it sits within the Site3D software so is easier to use when designing private drainage. - Please clarify the modelling of the 2.6l/s flow control. The calculations have been reviewed and found that the storage depth of permeable paving was not modelled correctly in line with the proposed construction detail. This has been amended and calculation re-run.

			The final discharge rate (for the 100 yr + 45% CC) has been calculated as **2.4 l/s**, which is less than the proposed 2.6 l/s. The calculations were verified using Micro Drainage and the same result was obtained. Both sets of calculations are attached for review.
When a UU asset is scheduled for removal or a diversion is proposed, approval in principle from UU must be obtained. An acceptance email will be sufficient.	Y	N	The applicant has stated "*A S185 application has been submitted for a required sewer diversion. Confirmation of TA will be provided once received*." - Please provide evidence of the S185 application or correspondence with UU regarding the sewer diversion. See attached email from UU confirming receipt of sS185 submission and providing the UU reference number for the application. TA is still outstanding as there is a query relating to existing pipes on the sewer to be abandoned that need to be confirmed. This will be carried out once site works progress on site at which time TA will be finalised with UU.
For the removal or diversion of services such as electricity, approval in principle from the relevant party is required. An acceptance email will be sufficient.	N/A	N/A	The applicant has confirmed that any diversion/stopping up of services is not related to drainage. The applicant should, however, ensure that all relevant approvals are sought prior to these works.
A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.	N	N	A 2.6l/s discharge rate has been proposed for the South Site. Please provide a blockage risk assessment. Blockage Risk Assessment The orifice diameter of the flow control is 67mm. To prevent blockage of the orifice the following consideration has been given. What could block the orifice? - Debris entering the drainage network might consist of leaves, moss growth from roofs from first flush, plastic bags (crisp bags etc) bags, small plastic bottles or cans, small tree branches etc.

			What might actually block the orifice, either partially or fully? - Large leaves could possibly block the orifice. These would generally break down and then flow through the orifice, but the initial blockage could cause flooding. - Moss from the roof would generally be saturated and would likely flow through the orifice. Whilst it might reduce the flow capacity through the flow control it would likely be short term and the head of water developed during the storm would likely push any moss debris through the orifice - Plastic bags, such as crisp packets could potentially fully block the orifice and it is unlikely that the head of water would push the obstruction through the orifice as it develops. In this scenario flooding would likely occur. - Small plastic bottles and cans could enter the orifice and be unable to fully pass through causing a restriction to the flow control making the flow control to perform as intended and in the event of a critical storm flooding could occur. - Small branches from trees could lodge across the orifice and then trap additional things like leaves, moss or plastic bags creating a dam like structure across the flow control. In critical storm events it is possible that flooding could occur. How can the identified blockage risks be mitigated? - To protect the small diameter orifice from being directly blocked by any debris that may enter the drainage network a mesh guard shall be secured over the flow control device as indicated on the construction drawing for MH PS39 (drawing 33716-SUT-ZZ-XX-DR-C-6320). The mesh guard has a grid of mesh much less than the orifice diameter so nothing able to block the orifice can pass through. Should the mesh guard become 'active' and prevent debris from entering the flow control then there is additional space around the flow control

			that will allow the water to flow around the trapped debris and flow through the orifice as intended as the design head of water rises. - Maintenance of the mesh guard will be required to ensure that it is regularly inspected and cleared to ensure that all debris is removed. This should be carried out bi-annually to ensure the mesh guard is cleaned. It may be necessary to increase the inspection regime subject to what is identified and recorded each time the mesh guard is inspected.
A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).	Y	Y	
Construction details of flow control and SuDS elements.	Y	Y	
A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).	Y	Y	

% Complete submission:	96%
% At approvable standard:	77%
Refusal trigger points: Submission 1 = less than 20% complete. Submission 2 = not 100% approvable standard.	

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