



To:	Planning Case Officer Planning Consultee Review for Discharge of Conditions
-----	---

Application Number:	C/2024/0126/CON
Proposal:	Discharge of condition 25 (Local Construction Scheme), 33 (Surface Water Drainage Scheme), 34 (CEMP), 35 (Finished Levels) and 36 (Gas Protection) on approval P/2016/0907/S73
For:	Discharge of Conditions
Location:	Land Site Of Former Ibstock Brick Roughdales Ltd, Chester Lane, Clock Face, St Helens

Review Number:	1
Consultant Review Date:	28/10//2024 (01/11/2024)
LLFA Submission Date:	01/11/2024

Stance of Review: Further Information Required

Summary
<p>The Discharge of Conditions relates to several elements as part of the proposed development. It is noted that this review covers condition:</p> <ul style="list-style-type: none">• 33 (Surface Water Drainage Scheme). <p>The application is supported by the following documents:</p> <ul style="list-style-type: none">• Section 104 Agreement Plan Sheet 1 of 2 (drawing reference 2556-SCE-00-00-DR-C-005.1 P01, October 2024 prepared by Shape Consulting Engineers);• Section 104 Agreement Plan Sheet 2 of 2 (drawing reference 2556-SCE-00-00-DR-C-005.2 P01, October 2024 prepared by Shape Consulting Engineers); and• Adoptable Manhole Schedule (drawing reference 2556-SCE-00-00-DR-C-0010 P01, October 2024 prepared by Shape Consulting Engineers). <p>In order to discharge Condition 33 (Surface Water Drainage Scheme), the following information should be provided by the Applicant:</p> <ol style="list-style-type: none">a) An impermeable area catchment plan to include impermeable areas both with- and without urban creep to demonstrate the system has been restricted to the agreed rate of 5.8 l/s/hectare;b) Full Micro Drainage calculations demonstrating how the system performs during 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change event, details of the attenuation volumes being provided and flow control devices. The full system needs to be tested and not only the pipes proposed for the S104 agreement;

- c) A detailed drainage layout plan indicating the location of all pipes, manholes, outfalls, attenuation structures and flow controls including details such as pipe diameters, gradients, invert levels, cover levels and all property connections. The drawing should include for elements to be offered for adoption and those to remain in private ownership.
The current drawing does not include all property connections.
The details relating to water levels within the receiving watercourse should be provided.
The details contained in the drawing should also align with any supporting calculations;
- d) Detailed design drawings and construction details. These should be provided for all surface water drainage elements;
- e) Long and cross section drawings of the whole drainage system should be provided;
- f) An exceedance route plan. This should cover the residual risk associated with system failure and exceedance and include for building finished floor levels and site levels across the whole site. Should the supporting calculations indicate exceedance events, the location of exceedance flows and calculated depths/volumes should also be shown;
- g) Consideration of a surcharged outfall;
- h) Confirmation of engagement with United Utilities and that United Utilities accept the design proposals;
- i) Management and maintenance requirements for those elements of the drainage system to remain in private ownership and to include the attenuation tanks as stated on the supporting drawings;
- j) Health and Safety Risk Assessment; and