



Our Town Hall Project
Town Hall
Albert Square
Manchester
M2 5AA

Date: 03 March 2022

Ref: LLCL-GC-009962

Tony Mitchell
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M2 5DB

Dear Tony,

**Our Town Hall Project – Albert Square and Surrounding Public Realm - Planning
Permission Ref. 124918/VO/2019**

Please find enclosed an application for the full discharge of conditions attached to Full Planning
Permission Ref. 124918/VO/2019
approved on 23 January 2020

The Applicant is Manchester City Council.

For clarity, the description of development for Full Planning Permission Ref. 124918/VO/2019
is as follows:

Notwithstanding the details as set out within condition 2 no development 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.

In order to discharge the above drainage condition, the following additional information has to be provided:

***Maximise use of green SuDS in design to include consideration of rain gardens, use of permeable surfaces, Suds enabled tree pits, soakways, infiltration trenches, swales, soakways, rain gardens and permeable surfaces;**

***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;

***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 climate change in any part of a building. Hydraulic calculation needs to be provided;**

***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.**

***Construction details of flow control and SuDS attenuation elements.**

The development shall be constructed in accordance with the approved details within an agreed timescale.

Table 1 below confirms the documents submitted in support of this application for the discharge of conditions 11

Table 1: Condition Discharge Submission Documents

Condition Wording	Submission Document(s)
Condition 11 as listed above	The details listed below are to enable the partial discharge of condition 6y to enable works to progress: • Cover letter • OTH-RAM-XX-XX-RPT-C-0017 (P03) - Below Ground Surface water drainage strategy - Public Realm (sent to James Hughes via onedrive) • OTH-RAM-XX-XX-RPT-C-0018 (P03) - Operations and Maintenance Manual - Public Realm* Realm (sent to James Hughes via onedrive) • OTH-RAM-EE-XX-DWG-C-1100 (C01) - Town Hall Externals Proposed Drainage Sheet 1 of 3 • OTH-RAM-EE-XX-DWG-C-1101 (C01) - Town Hall Externals Proposed Drainage Sheet 2 of 3



	•OTH-RAM-EE-XX-DWG-C-1102 (C01) - Town Hall Externals Proposed Drainage Sheet 3 of 3 •OTH-RAM-EE-XX-DWG-C-1501 (C01) - Town Hall Externals Proposed Exceedance Flow
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We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the partial, or full, discharge of the conditions outlined above in respect to the particular works identified in the submitted supporting documents.

The application to discharge these conditions requires a fee which will be paid following submission.

If you require any further details, please do not hesitate to contact me directly (07719 958 169 louise.darlington@lendlease.com)

Yours sincerely

Louise Darlington

For Lendlease Construction