

20th January 2022

FAO Angela Leckie
City Centre Planning Team
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532
Manchester
M60 2LA

Dear Angela,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITIONS 8 AND 25 (DRAINAGE DETAILS) OF
PLANNING CONSENT REF: 120149/FO/2018.
CAR PARK BETWEEN 57 AND 59 DUCIE STREET, MANCHESTER, M1 2JQ.**

Please find enclosed a planning application to discharge conditions 8 and 25 (Drainage Details) of Planning Consent: 120149/FO/2018 concerning the car park between 57 and 59 Ducie Street, Manchester, M1 2JQ.

The application has been made on behalf of the applicant, Urbano Property Ltd, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (As set out below); and
- A planning application fee of £116.00 (PP-10537923)

DISCHARGE OF CONDITIONS

This discharge of condition application is supported by a suite of documents which have been outlined in Table 1.0 below. Please note that the suite of documents submitted are the same for both condition 8 and 25.

TABLE 1.0

No	Condition	Information Submitted
8	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.	• 2255 - 20.12.2021 - SW Hydraulic Calcs • 2255-Drainage Strategy & Maintenance Document P01 • 2255-SCE-00-00-DR-C-0001-P02- Drainage Strategy UPDATED 13.01

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

- 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;
- 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.
- 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.
- Construction details of flow control and SuDS elements.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14

- 2255-SCE-00-00-DR-C-0002-P01- Drainage Details
- 2255-SCE-00-00-DR-C-0003-P01- Attenuation & Catchpit Details
- SHE-0098-5000-1500-5000_Design_Drawing
- Email correspondence with United Utilities.

25	Before development commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the residential premises first commences. Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8))	
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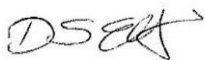
The applicant has had correspondence with United Utilities (UU) via a predevelopment enquiry (Reference Number: 4200045915) email dated 29 December 2021. This engagement is ongoing and the applicant is awaiting a response from UU regarding the proposed flows and/or new connections. As part of this correspondence, UU have stated that:

"United Utilities will consider a connection to the 500 x 825mm diameter public combined sewer within Lomax Street located North of the proposed site at a pass forward flow to be agreed by the Lead Local Flood Authority. United Utilities request that any agreed rate does not exceed 5l/s."

This implies that there is adequate spare capacity in the existing sewer system taking future development requirements into account. We will forward further confirmation in due course.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Kind Regards,



Diane Ellis
Associate Director