

23rd December 2021

Rob Griffin
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted electronically

Dear Rob,

**Discharge of condition 7 of planning permission 131147/FO/2021
Manchester College, Northenden Campus, Sale Road, Northenden, M23 0DD**

Following the recent planning approval at Manchester College, Northenden, Pegasus Group has been instructed on behalf of their client, Miller Homes North West, to submit a discharge of condition application. This relates to condition 7 of planning permission 131147/FO/2021, which states:

"7) The greenfield areas of Phase 1 of the development (plots 90-125 & 146-218), as shown on approved Drawing Reference: 40-01 P1, shall be carried out in accordance with the parameters and drainage strategy set out in Drainage Technical Note 882187 LLFA L02 and the Flood Risk Assessment 882187-R1(02)-FRA hereby approved. Prior to the commencement of any above ground works for the greenfield areas of Phase 1 (plots 90-125 & 146-218), full details and locations of the soakaway plots shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- Detailed design drainage layout.*
- Hydraulic calculation of the soakaways, which shall conform to the non-technical standards for SuDS, include 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.*
- Where flooding is predicted by hydraulic calculation during a 1 in 100 year rainfall event with allowance for 40% climate change, evidence of how the volume will be managed onsite.*
- 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.*

The approved scheme shall be implemented prior to the first occupation of any greenfield areas in Phase 1 (plots 90-125 & 146-218).

This condition relates to the greenfield areas within Phase 1, as shown on the plan overleaf (green shading).

DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

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The following information has been submitted to discharge the condition:

- Brownfield and Greenfield Drainage Plan – Drawing Reference: 809360-100
- Flood Routing Plan
- Off Site Drainage Plan
- Private Soakaways – Sheet 1 P1
- Overall Site Hydraulic Calculations
- Soakaway Testing - TP 102 Large Semi
- Soakaway Testing - TP101 1.5 Terrace
- Soakaway Testing - TP101 Detached Plot
- Soakaway Testing - TP101 Large Semi
- Soakaway Testing - TP101 Small Semi
- Soakaway Testing -TP102 Detached House
- Email correspondence with LLFA

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with condition 7 pursuant to planning permission 131147/FO/2021.

I look forward to receiving confirmation of validation of this application in due course, however; should you have any queries in the meantime please do not hesitate to contact me on the details provided below.

Yours faithfully

K. Walker

Kerry Walker

Senior Planner

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