

22nd December 2021

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

Submitted electronically

Dear Rob,

**Partial discharge of condition 6 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 6 of planning permission 131147/FO/2021, which states:

*"6) Prior to the commencement of development of the **brownfield areas in Phases 1 and 2** (Plots 1-89 & 126-145 & 219-224), as shown on approved Drawing Reference: 40-01-P1, a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include:*

- Adherence to the Drainage Hierarchy which shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;*
- A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations) which shall be at least 50% betterment of existing brownfield runoff rate.*
- The drainage of foul and surface water on separate systems.*
- 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.*
- If necessitated by design iteration, hydraulic calculation of the proposed drainage system, which shall 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.*
- A timetable for its implementation.*

The development shall be carried out in accordance with the agreed details."

To clarify, we are only seeking to partially discharge this condition, namely the brownfield areas contained in Phase 1. A plan has been submitted to clearly show the brownfield areas contained in Phase 1 (see orange shading), which is replicated overleaf.

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All information is available to discharge the brownfield areas contained within Phase 1. The following information has been submitted to discharge the condition:

- Brownfield and Greenfield Drainage Plan – Drawing Reference: 809360-100
- Betts Geo Ground Investigation Report (January 2021) – N.B already approved document under condition 2 of the permission.
- E3P Phase 2 Geoenvironmental Site Assessment (July 2020) – N.B already approved document under condition 2 of the permission.
- Hydraulic Calculations
- Flood Routing Plan
- Off Site Drainage Plan
- Flood Exceedance Plan

In respect of a timetable for implementation, it is envisaged that the full drainage system will be constructed by 2025 at the latest. This factors in the time taken for the college to be demolished towards the end of 2022, and then roads and sewers including the pumping station to be operational in early 2023.

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 6 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



Kerry Walker

Senior Planner

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