

F.A.O. Angela Leckie

Planning
Manchester City Council
P O Box 532
Manchester
M60 2LA

Tuesday 14 December 2021

DELIVERED VIA PLANNING PORTAL

Our Reference : 10266/MCC/AL/GR/05
Planning Portal Ref: PP- 10478281

Dear Angela,

**Planning Permission Ref 125573/FO/2019: Plot 11 First Street
Discharge of Planning Condition 11**

Please find enclosed an application for discharge of pre-construction condition 11 in relation to Planning Permission Ref: 125573/FO/2019 (approved March 2021). The Applicant is Downing Living (Manchester) Limited Partnership Incorporated.

The Planning Permission relates to the *“Construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor commercial units (Use classes A3 (Cafe/Restaurant and D2 (Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works on Plot 11 First Street Comprising Land Bound By Hulme Street to the North, Wilmott Street to the East, The Unite Parkway Gate development and Mancunian Way to the South, and Medlock Street to the West, Manchester.”*

Condition 11 – Sustainable Drainage Systems

Condition 11 is worded as follows:

“Notwithstanding the details as set out within condition 2 no development shall take place until surface water drainage works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. “

The Condition requested additional information to be submitted as noted below. Commentary on where the information relating to the additional information can be found within the supporting documentation is also noted below.

“Maximise use of green SuDS in design including the public realm (For the avoidance of doubt this should include details of how surface water from the public realm would be managed within the public realm though Suds interventions such

Continued:

as infiltration, swales, soakways, rain gardens and permeable surfaces as set out in condition 8(d) and run off from the buildings)”

- SuDS has been utilised across the site in the form of greens roofs, ground level soft landscaping, permeable paving and attenuation tanks. This has been outlined within Section 6.3.1 of the AJP Flood Risk Assessment & Drainage Strategy Report; FSS-AJP-ZZ-XX-RP-C-3000_RevP03.

“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;”

- This has been outlined within Section 6.3.1 of the AJP Flood Risk Assessment & Drainage Strategy Report; FSS-AJP-ZZ-XX-RP-C-3000_RevP03.

“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; “

- Appendix J of the AJP Flood Risk Assessment & Drainage Strategy Report; FSS-AJP-ZZ-XX-RP-C-3000_RevP03 includes surface water drainage calculations which show that there is no flooding from the surface water drainage networks for all rainfall events up to and including the 1 in 100 year +40% climate change event.

“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. “

- AJP drawing FSS-AJP-XX-00-DR-C-0011 indicates the exceedance flow paths for the proposed site.

“Construction details of flow control and SuDS attenuation elements”.

- AJP drawings FSS-AJP-XX-00-DR-C-0008, FSS-AJP-XX-00-DR-C-0009, FSS-AJP-XX-00-DR-C-0010 indicate the details for the permeable paving, cellular attenuation tank and flow control chamber.

The information contained within the submission relates to Phases A, B & C as shown on drawing 10266-Z0-A-G100-PL-XX-99001.

Application Documentation

The following documents are submitted through the planning portal (ref: PP-10478281) as part of the application:

- Flood Risk Assessment & Drainage Strategy Report; FSS-AJP-ZZ-XX-RP-C-3000_RevP03
- FSS-AJP-XX-00-DR-C-0011
- FSS-AJP-XX-00-DR-C-0008
- FSS-AJP-XX-00-DR-C-0009
- FSS-AJP-XX-00-DR-C-0010
- M90183_FSS_GA_L200_REVA
- M90183_FSS_GA_L201_REVA
- M90183_FSS_GA_L202_REVA
- M90183_FSS_CP_L100_REVA

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow discharge of condition 11.

We trust this meets with your approval, if you have any questions or queries in relation to the above please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'G. Robinson'.

Glenn Robinson
For SimpsonHaugh