

5th November 2021

F.A.O Jen Atkinson

Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

Goulden Street, New Cross

Application for Discharge of Condition - Planning Permission Reference: 125678/FO/2019

Please find enclosed an application for the discharge of Condition 4 attached to Planning Permission ref: 125678/FO/2019 granted 18 December 2019.

The Planning Permission relates to the erection of an 8-storey residential building on the Site bound by Bendix Street to the north east, Chadderton Street to the South East, Goulden Street to the south west and Cross Keys Street to the north west.

The Applicant is Mulbury Homes (Goulden Street) Ltd.

For clarity, the description of development is as follows:

“Erection of 8-storey residential building (Use Class C3) comprising 73 residential units, with ground floor commercial use (Classes A1, A2, A3, B1 and D1 (excluding Places of Worship)) (205 sqm); alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated works.”

Table 1 below confirms the documents submitted in support of this application for the discharge of Condition 4.

Table 1: Condition 4 Submission Documents

Condition Wording	Submission Document(s)
4) Notwithstanding the details submitted on the Drainage report prepared by Scott Hughes stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, a) the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: – Consideration of alternative green SuDs solution if practicable; – Details of surface water attenuation that offers a reduction in surface water run off rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment i.e at least a 50% reduction in run off rate compared to the existing rates, as the site is located within a critical drainage area. – Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment. – Evidence that the drainage system has been designed (unless an area is designed 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	A report which details the proposed scheme for the drainage of surface water, prepared by Ridge, is submitted with this application. This information is submitted to partially discharge Condition 4 in relation to the pre-commencement elements contained in part 4a.

Condition Wording	Submission Document(s)
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. – Hydraulic calculation of the proposed drainage system - construction details of flow control and SuDs elements. b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale	

Application Documentation

The application has been submitted through the Planning Portal, and comprises the following documents:

- Application Form for the discharge of condition; and,
- Documents listed in Table 1.

The fee of £116.00 + £25 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-10342024.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0113 2921 119) or Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely

Deloitte LLP.

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