

23 September 2021

Delivered via the Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Ref: PACM3000

Dear Angela

**DISCHARGE OF PLANNING CONDITION 12 PURSUANT TO PLANNING PERMISSION 127317/FO/2020,
LAND AT NO.2 HEYROD STREET, MANCHESTER, M1 2WW**

On behalf our client, Midgard Ltd ('the applicant'), an application to discharge Condition 12 pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-10244887).

This application comprises the following information:

- Completed application forms
- This covering letter
- Drainage Details Drawing, prepared by Curtins (ref. 075424-CUR-00-XX-DR-92522-P02_Drainage Details; 075424-CUR-00-XX-DR-92523-P01_Drainage Details)
- Existing Catchment Information, prepared by Curtins (ref. 075424-CUR-00-XX-DR-C-92000-P04_Existing Catchments)
- Drainage Layout, prepared by Curtins (ref. 075424-CUR-00-XX-DR-C-92500-P07_Drainage Layout)
- Overland Flow Routes Drawing, prepared by Curtins (ref. 075424-CUR-00-XX-DR-C-92510-P01_Overland Flow Route)
- Hydraulic Calculations, produced by Curtins via Innovyze (ref. SW NETWORK - Building 100plus30 - 8.9ls max)
- Rain Garden Details, prepared by re-form (ref. 0799-RFM-XX-00-DR-L-8006-Rain Garden Detail)
- Permeable Paving Design, prepared by Brett Landscaping (ref. Permeable Paving - V6 Heyrod St (8.91ls max))
- Tree Pit Bioretention System Specification, prepared by Hydro International (ref. Tree Pit Bioretention System)

The requisite fee of £116.00 has been paid via the Planning Portal.

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BACKGROUND

Full planning permission was granted for application ref. 127317/FO/2020 on 9 February 2021 for the land at No. 2 Heyrod Street, Manchester for the following development:

Erection of a part 25 part 21, part 14, part 7 storey building for 352 apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m²) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) carparking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings.

This permission relates to the redevelopment of land at No. 2 Heyrod Street, which comprises Plot D of the Portugal Street East Strategic Regeneration Framework ('PSE SRF') area located within Manchester City Centre. The development aims to offer a high-specification residential led 'build-to-rent' scheme, complemented by ground floor commercial space and internal and external amenity space, as well as a significant component of a bespoke joint public realm scheme with other developments within the PSE SRF area.

The permission is subject to a number of planning conditions. A number of applications have been submitted to Manchester City Council (MCC) seeking to discharge the relevant pre-demolition and pre-commencement conditions (ref. CDN/21/0242; CDN/21/0379; CDN/21/0522; CDN/21/0558). Application ref. CDN/21/0522 has been approved, whilst the other applications are currently in the process of being determined.

This application seeks to discharge Condition 12. The submission of this application, in combination with the aforementioned submitted discharge of condition applications, will mean that all the pre-commencement conditions attached to the original permission (ref. 127317/FO/2020) will be in the process of being determined, and upon approval will allow for the commencement of construction works on-site.

DISCHARGE OF CONDITION

Condition 12: Drainage

Condition 12 requires the submission of information in relation to the proposed surface water drainage strategy prior to the commencement of development, stating:

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.

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

- 1)** *Maximise use of green SuDS in design including the public realm including potential for blue / blue green or green roofs at levels 7 and 14 including the public realm;*
- 2)** *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;*
- 3)** *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;*

4) 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.

5) Construction details of flow control and SuDS attenuation elements.

The development shall be constructed in accordance with the approved details within an agreed timescale.

The wording of Condition 12 sets out a list of required information in order to discharge the condition. For ease of reference, these have been numbered 1 -5 and are addressed in turn below.

1) Use of SuDS

The previously submitted Site Investigation results has confirmed that the ground conditions are not suitable to viable utilise an infiltration solution (i.e. a soakaway) due the presence of made ground over clay. On this basis, the current strategy of attenuating and discharging into the local sewers will be maintained. The proposed scheme does however incorporate permeable paving, rain gardens and tree pits at ground level. Further detail for these features can be found in the submitted material, as follows:

- Permeable Paving: ref. Permeable Paving - V6 Heyrod St (8.91ls max)
- Rain Gardens: ref. 0799-RFM-XX-00-DR-L-8006-Rain Garden Detail
- Tree Pits: ref. Tree Pit Bioretention System

2) Surface Water Attenuation

The submitted material (ref. 075424-CUR-00-XX-DR-C-92000-P04_Existing Catchments; 075424-CUR-00-XX-DR-92523-P01_Drainage Details; 075424-CUR-00-XX-DR-92522-P02_Drainage Details) confirms that Surface water flows have been restricted to 50% of existing flows in line with the requirements of the condition.

3) Flooding – Hydraulic Calculations

The submitted hydraulic calculations (ref. SW NETWORK - Building 100plus30 - 8.9ls max) confirm that the drainage system has been designed so that flooding does not occur during a 1 in 100 year rainfall event, as per the requirements of the condition.

4) Overland Flow Routes

The submitted overland flow route drawing (ref. 075424-CUR-00-XX-DR-C-92510-P01_Overland Flow Route) demonstrates that the proposed drayage system will convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity.

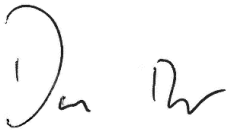
5) SuDS Construction Details

The construction details for the proposed permeable paving, rain gardens and tree pits can be found in the submitted material, as follows:

- Permeable Paving: ref. Permeable Paving - V6 Heyrod St (8.91ls max)
- Rain Gardens: ref. 0799-RFM-XX-00-DR-L-8006-Rain Garden Detail
- Tree Pits: ref. Tree Pit Bioretention System

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 12 pursuant to planning permission 127317/FO/2020. However, should you require any further information, please do contact my colleague Amy Gaskall (amy.gaskall@turley.co.uk) or me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dan Ramsay', with a stylized flourish at the end.

Daniel Ramsay
Assistant Planner

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