

13 October 2021

Delivered via the Planning Portal

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

Ref: FORM3006

Dear Angela

**DISCHARGE OF PLANNING CONDITION 12 PURSUANT TO PLANNING PERMISSION REF.
122000/FO/2018: VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER, M4 7AB**

On behalf our client, Forshaw Land & Property Group Ltd and Salboy Ltd ('the applicant'), I am pleased to enclose an application to discharge Condition 12 pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester.

This application has been submitted via the Planning Portal (ref. PP-10303036) and comprises the following information:

- Completed application forms
- This covering letter
- Outline Drainage Strategy, prepared by AJP (ref. VHM-AJP-XX-00-DR-C-0001 - OUTLINE DRAINAGE STRATEGY)
- Surface Water Drainage Calculations, prepared by AJP (ref. VHM-AJP-XX-00-RP-C-0002 - SURFACE WATER DRAINAGE CALCULATIONS)
- Typical Attenuation Tank Details, prepared by AJP (ref. VHM-AJP-XX-00-DR-C-0004 - TYPICAL ATTENUATION TANK DETAIL)
- Typical Flow Control Chamber and Typical Catchpit Details, prepared by AJP (ref. VHM-AJP-XX-00-DR-C-0005 - FLOW CONTROL CHAMBER & TYPICAL CATCHPIT DETAILS)
- Exceedance Flood Paths, prepared by AJP (ref. VHM-AJP-XX-00-DR-C-0006 - EXCEEDANCE FLOW PATHS)
- Drainage Maintenance Strategy Report, prepared by AJP (ref. VHM-AJP-XX-00-RP-C-0001 - DRAINAGE MAINTENANCE STRATEGY REPORT)

The requisite application fee of £116 has been paid online via the Planning Portal.

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

BACKGROUND

Full planning permission was granted by Manchester City Council ('MCC') on 26 August 2020 for the redevelopment of Victoria House, including the demolition of the existing building and the construction of residential apartments with ground floor commercial space (ref. 122000/FO/2018) ("Victoria House Planning Permission"). The full wording of the approved development is as follows:

Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings

This permission relates to the redevelopment Victoria House, which comprises Plot E 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.

The permission is subject to a number of planning conditions, many of which have been submitted for approval / have been approved. The below table provides an overview of the status of the submitted discharge of condition applications.

Discharge of Condition Status

Condition	Reference	Status
Condition 3b (lifecycle impact of materials)	CDN/21/0605	Submitted
Condition 4 (demolition method statement)	CDN/21/0356	Discharged
Condition 8a (ground conditions; part 1)	CDN/21/0508	Discharged
Condition 8a (ground conditions; part 2)	CDN/21/0699	Submitted
Condition 9 (archaeological works)	CDN/21/0285	Discharged
Condition 10 (CMP)	CDN/21/0629	Submitted
Conditions 16 & 17 (acoustic insulation)	CDN/21/0568	Submitted
Condition 21 (piling risk assessment)	CDN/21/0636	Submitted
Condition 22a (local labour proposal)	CDN/21/0507	Discharged
Condition 33 (bats)	CDN/21/0380	Discharged
Condition 38a (unexploded ordinance)	CDN/21/0285	Discharged

DISCHARGE OF CONDITION

Condition 12 – Ground Conditions

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;*
- 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.

The submitted information seeks to detail the proposed drainage system, including consideration of green SuDS features (Part 1).

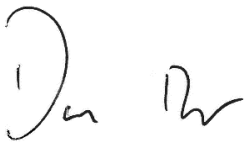
The submitted surface water drainage calculations (ref. VHM-AJP-XX-00-RP-C-0002) demonstrate that the proposed drainage measures offer a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment (i.e. at least a 50% reduction), as well as demonstrating that the drainage system has being designed to ensure that flooding does not occur during a 1 in 100 year rainfall event (accounting for the impacts of climate change) (Parts 2 and 3).

The Exceedence Flood Paths drawing (ref. VHM-AJP-XX-00-DR-C-0006) provides an assessment of overland flow routes for extreme events (i.e. 1 in 100 year + 40% climate change allowance events) (Part 4), whilst the flow control chamber and attenuation tank specifications (ref. VHM-AJP-XX-00-DR-C-0005; VHM-AJP-XX-00-DR-C-0004) provide the requisite detail to discharge the Part 5 of the condition.

A maintenance strategy has also been submitted, outlining the future management and maintenance strategy for the drainage system (ref. VHM-AJP-XX-00-RP-C-0001).

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 122000/FO/2018. However, should you require any further information, please contact my colleague Amy Gaskell (amy.gaskell@turley.co.uk) or me.

Yours sincerely



Daniel Ramsay
Assistant Planner

daniel.ramsay@turley.co.uk