

Our ref:

Your ref:

FAO: Steve McCoombe
Senior Planner
Development Management North
Planning Building Control and Licensing-
Growth and Development
Manchester City Council

01 June 2022

Dear Steve

NEW PARK HOUSE, NORTH MANCHESTER GENERAL HOSPITAL, DELAUNAYS ROAD, MANCHESTER, M8 5RB

CONDITIONS 12 (SURFACE WATER DRAINAGE WORKS)

Please find enclosed an application to discharge conditions 12 (Surface Water Drainage Works) of 128563/FO/2020 (as amended by 132567/JO/2021).

Condition 12 is drafted as follows:

Notwithstanding details submitted, no development (with the exception of site clearance and demolition) shall take place until surface water drainage works have been implemented in accordance with NMGNPH-CUR-VV-XX-DR-C-9250 P09, NMGNPH-CUR-VV-XX-DR-C-9251 P04 , NMGNPH-CURVV- XX-DR-C-9252 P04, NMGNPH-CUR-VV-XX-DR C-9253 P04, unless otherwise agreed in writing, and Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority

The following additional information is required:

- *Further assessment to understand if surface water from the site can discharge to the proposed wider masterplan drainage. The applicant should only consider connecting to a public combined sewer if all of the other drainage hierarchy methods are not feasible.*
- *Following further assessment of the potential surface water outfalls, 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 40% allowance for climate change in any part of a building;

- Consideration of alternative green SuDS solution (that utilise attenuation) if practicable;*
- 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;*
- Hydraulic calculations of the proposed drainage system, including the proposed SuDS features;*
- Construction details of flow control and SuDS elements.*

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8, EN14 and EN17 of the Manchester Core Strategy.

The following information has been submitted in support of the full discharge of this condition:

- 075856-CUR-00-XX-RE-001-P03 FRA and DDS Full Report
- NMGNPH-CUR-VV-XX-DR-C-9250-PROPOSED DRAINAGE 1-500 LAYOUT
- NMGNPH-CUR-VV-XX-DR-C-9251-PROPOSED DRAINAGE 1-200 LAYOUT SHEET 1
- NMGNPH-CUR-VV-XX-DR-C-9252-PROPOSED DRAINAGE 1-200 LAYOUT SHEET 2
- NMGNPH-CUR-VV-XX-DR-C-9253-PROPOSED DRAINAGE 1-200 LAYOUT SHEET 3
- NMGNPH-CUR-VV-XX-DR-C-9270 MANHOLE SCHEDULE
- NMGNPH-CUR-VV-XX-DR-C-9271 MANHOLE SCHEDULE
- NMGNPH-CUR-VV-XX-DR-C-92001 PROPOSED DRAINAGE CATCHMENTS-92001
- NMGNPH-CUR-VV-ZZ-DR-C-9261-DRAINAGE DETAILS SHEET 1-90010
- NMGNPH-CUR-VV-ZZ-DR-C-9262-DRAINAGE DETAILS SHEET 2-90021
- NMGNPH-CUR-VV-ZZ-DR-C-9263-DRAINAGE DETAILS SHEET 3-90022
- NMGNPH-CUR-VV-ZZ-DR-C-9264-DRAINAGE DETAILS SHEET 4-90022

The relevant statutory planning fee has been paid via the Planning Portal today.

If you have any questions in relation to this application, please contact me at this office and I look forward to receiving confirmation that the application has been made valid.

Yours sincerely



Anna Blackwell

Associate- Major Projects

Anna.blackwell@glhearn.com

Cc.

1. Marc Reed (GMMH)
2. Jen Aspinall (IHP)

Enc.

1. 075856-CUR-00-XX-RE-001-P03 FRA and DDS Full Report
2. NMGNPH-CUR-VV-XX-DR-C-9250-PROPOSED DRAINAGE 1-500 LAYOUT
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