

16 June 2021

Delivered via the Planning Portal

David Lawless
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Ref: VINM3004

Dear David

APPLICATION TO DISCHARGE CONDITION 5 PURSUANT TO APPLICATION REF 117847/FO/2017: TIERED CAR PARK, THE CHRISTIE NHS FOUNDATION TRUST, WITHINGTON

On behalf of VINCI Construction UK Limited ('VINCI'), the contractor appointed by the Christie NHS Foundation Trust I am pleased to enclose an application to discharge condition 5 attached to the aforementioned planning permission.

The application is made via the planning portal (ref: PP-09938321) and comprises the following documents:

- Completed application forms
- This covering letter
- Soakaway Testing Report, prepared by GRM Development Solutions Ltd (ref. P9324 2021-04-15 (AJP) RDH SALR.01)
- Drainage Strategy Report, prepared by AJP (ref. TCP-AJP-XX-XX-RP-C-900100 1of3; TCP-AJP-XX-XX-RP-C-900100 2of3; TCP-AJP-XX-XX-RP-C-900100 3of3)
- Drainage Layout Plan, prepared by AJP (ref. TCP-AJP-XX-XX-DR-C-900100)
- Typical Drainage Details, prepared by AJP (ref. TCP-AJP-XX-XX-DR-C-900101 1of2; TCP-AJP-XX-XX-DR-C-900102 2of2)
- Flow Control Chamber and Typical Catchpit Details, prepared by AJP (ref. TCP-AJP-XX-XX-DR-C-900103)
- Attenuation Tank Details, prepared by AJP (ref. TCP-AJP-XX-XX-DR-C-900104)
- Exceedance Flow Paths, prepared by AJP (ref. TCP-AJP-XX-XX-DR-C-900105)
- Klargest Specification, prepared by Kingspan Environmental (ref. Klargest-Kingspan-Bypass-Separator-drawing-NSBE010-NSBE030)

The requisite application fee of £116 has been paid electronically.

BACKGROUND

Manchester City Council (MCC) approved the application ref. 117847/FO/2017 on 19 June 2019. The description of development is as follows:

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

Erection of a 7.7 metres to 10.6 metres high tiered car park providing 8 levels of decked parking (semi-basement, ground floor level, levels 1 to 6) and reconfiguration of the surface-level car park with landscaping and associated infrastructure (including access roads, drainage, parking, fences and external lighting), following demolition of two accommodation buildings.

Two discharge of condition applications (ref. CDN/21/0129; CDN/21/0283) have been approved by MCC, alongside two applications seeking minor non-material amendments to the permission (ref. 129392/NMC/2021; 130499/NMC/2021).

Through the discharge of condition application ref. CDN/21/0129 a partial discharge of condition 5 was secured in so far as to facilitate the commencement of above ground works. This application is being progressed pursuant to the partial discharge secured and seeks to secure the full discharge of the condition. Consideration of the particulars required to secure the full discharge of the condition is set out below.

DISCHARGE OF CONDITION

Condition 5

Condition 5 requires the implementation of surface water drainage works prior to the commencement of development, stating:

No development shall take place until surface water drainage works have been implemented in accordance with 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.

As previously noted, a partial discharge for condition 5 was secured through application ref. CDN/21/0129. The decision letter identified that in order to secure a full discharge of the condition, the following information will need to be submitted to, and approved by, MCC:

a) confirmation that the below ground conditions will allow for the proposed permeable paving to discharge via infiltration,

b) a check that the existing drainage network has capacity for the proposed flows.

c) details of the overland flow routes assessment and construction details of the Klargesters.

Each of these requirements are addressed in turn below, with the intention of fully discharging condition 5.

Part A

Since determination of the approved discharge of conditions application (ref. CDN/21/0129), GRM, on behalf of AJP, have undertaken additional BRE365 compliant soakaway testing (ref. P9324 2021-04-15 (AJP) RDH SALR.01). The testing has demonstrated that infiltration drainage is not a viable option for the proposed development.

On this basis, the proposed surface water Drainage Strategy (ref. TCP-AJP-XX-XX-RP-C-900100) has been revised appropriately. Areas of the site to be drained via porous surfaces will use non-infiltration techniques with perforated underdrains used to collect the runoff and convey it into the proposed surface water drainage network.

The overarching surface water drainage strategy will remain to be restricted to the discharge rate of 53.6 L/s during the 100 year plus 40% climate change design storm, to comply with the LLFA requirements. The updated Drainage Strategy includes calculations demonstrating the increased attenuation volumes in the system that results in the surface water run off rate matching the previous design submitted to partially discharge the condition.

Part B

Section 4.3.1 of the AJP Drainage Strategy Report (ref. TCP-AJP-XX-XX-RP-C-900100) notes that an existing impermeable area of 0.763ha drained into the existing surface water drainage network. This area has been removed and replaced with the proposed development which is restricting the peak surface water discharge to a maximum rate of 53.6 L/s, which represents a 50% betterment on the existing surface water discharge rate. Given that the existing impermeable areas drained into the same existing surface water network and the peak discharge rate from the proposed development area has been restricted to 50% of the existing discharge rate, the assessment therefore considers that the existing surface water network will have sufficient capacity for the proposed flows.

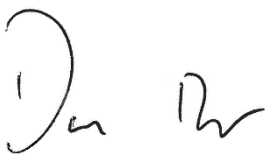
Part C

Below Ground Drainage Exceedance Flow Paths (ref. TCP AJP XX XX DR C – 900105 Rev 04) have been prepared to detail overland flow routes and are submitted with this application.

The Klargestar is a propriety product that will have a standard specification. As such, please find enclosed the specification for a Klargestar from Kingspan Environmental (ref. Klargestar-Kingspan-Bypass-Separator-drawing-NSBE010-NSBE030) which represents a standard 'off-the-shelf' specification for a Klargestar. The exact model is to be determined by the pre-contractor, once the final product detail will be shared with MCC for awareness.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details required to secure a full discharge of conditions 5 pursuant to planning permission 117847/FO/2017. However, should you require any further information, please contact my colleague Adam Buxton (adam.buxton@turley.co.uk) or me.

Yours sincerely



Daniel Ramsay
Assistant Planner

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