

RE: CDN/21/0129

Adam Buxton <[REDACTED]>

Thu 25/02/2021 16:09

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

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I would be grateful for your thoughts on the above.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

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Adam

From: Adam Buxton

Sent: 16 February 2021 11:31

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

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CDN/21/0129 - comments of Flood Risk Management

David Lawless <[REDACTED]>

Mon 01/03/2021 16:20

To: Adam Buxton <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>

Adam,

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The outstanding evidence required for Condition 6 is:

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Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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Planning
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Web address: www.manchester.gov.uk

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Re: CDN/21/0129 - comments of Flood Risk Management

David Lawless <[REDACTED]>

Tue 02/03/2021 10:53

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just env health and highways

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CDN/21/0129 - Statutory Consultee Comments

Adam Buxton <[REDACTED]>

Wed 03/03/2021 13:09

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>

Hi Dave,

Thanks for the confirmation.

For awareness, it is currently programmed that works on site are due to commence 15th March. As such, we would be most grateful if you could seek to obtain comments from the EHO and MCC Highways as soon as possible in order to allow for sufficient time to satisfy any arising comments and secure the discharge of Conditions 4 and 9.

I will respond shortly regarding the information to satisfy comments from the Flood Risk Management team.

Kind Regards,
Adam

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Planner

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Subject: RE: CDN/21/0129

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

Following discussions between the Project Team and MCC Highways Engineers regarding the approval of the s278 junction design, it has come to light that there is still a significant amount of work required to finalise the design and to establish a legal agreement for the works. As such, the timescales for completion of the s278 information required to satisfy the condition conflicts with the '*prior to commencement of the above ground works*' trigger and Vinci's current programme of works for the site.

With this in mind, I would be grateful for an opportunity to discuss the need for a non-material amendment application to vary the trigger for the condition. A variation to the trigger of the condition would provide Vinci with sufficient time to secure an agreement with MCC Highways for the s278 works whilst allowing works to commence on site above ground. It would also ensure that the City Council is able to consider the detailed technical drawings for the proposed off-site highways works at a more appropriate point in the construction programme.

The variation of the condition to be sought would seek to ensure that the detailed technical drawings of the proposed off-site works are approved and implemented prior to first occupation of the development. It is considered that such a variation would not alter the overarching purpose or requirement of the condition.

I would be grateful for your thoughts on the above.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

[REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

Good Afternoon Dave,

I hope all is well.

Would it be possible to provide an update on the progress of discharge of conditions (LPA Ref: CDN/21/0129) and any consultee comments you have received thus far?

Kind Regards,
Adam

From: Adam Buxton

Sent: 16 February 2021 11:31

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

Thanks for your response regarding the samples required to satisfy Condition 3.

With regard to the 'live' Discharge of Conditions (LPA Ref: CDN/21/0129) and Non-Material Amendment (LPA Ref: 129392/NMC/2021) applications, please can you provide me with any consultee comments once received.

Vinci are keen to commence works and are keen to resolve any issues or queries that arise as soon as possible.

Many Thanks,
Adam

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Re: CDN/21/0129 - Statutory Consultee Comments

David Lawless <[REDACTED]>

Wed 03/03/2021 14:02

To: Adam Buxton <[REDACTED]>

highway confirmed no objections this morning

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 03 March 2021 13:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for the confirmation.

For awareness, it is currently programmed that works on site are due to commence 15th March. As such, we would be most grateful if you could seek to obtain comments from the EHO and MCC Highways as soon as possible in order to allow for sufficient time to satisfy any arising comments and secure the discharge of Conditions 4 and 9.

I will respond shortly regarding the information to satisfy comments from the Flood Risk Management team.

Kind Regards,
Adam

Adam Buxton

Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [mailto:[REDACTED]]
Sent: 02 March 2021 10:53
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: Re: CDN/21/0129 - comments of Flood Risk Management

Adam,

just env health and highways

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 01 March 2021 18:01
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - comments of Flood Risk Management

Hi Dave,

Thanks for sharing comments regarding Condition 5.

I have shared these with the Project Team and will revert back in due course.

Please can you confirm which consultees you are waiting for to respond?

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

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From: David Lawless [mailto:[REDACTED]]
Sent: 01 March 2021 16:21

To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - comments of Flood Risk Management

Adam,

I've only received comments from the Flood Risk Management team so far, please see below:

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required for Condition 5 is:

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).
- Soakaway tests to confirm porous pavings are suitable
- Overland flow routes drawing need to include external levels and FFL.
- Construction details of porous pavings and Klargesten

The outstanding evidence required for Condition 6 is:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 25 February 2021 16:09
To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

Following discussions between the Project Team and MCC Highways Engineers regarding the approval of the s278 junction design, it has come to light that there is still a significant amount of work required to finalise the design and to establish a legal agreement for the works. As such, the timescales for completion of the s278 information required to satisfy the condition conflicts with the '*prior to commencement of the above ground works*' trigger and Vinci's current programme of works for the site.

With this in mind, I would be grateful for an opportunity to discuss the need for a non-material amendment application to vary the trigger for the condition. A variation to the trigger of the condition would provide Vinci with sufficient time to secure an agreement with MCC Highways for the s278 works whilst allowing works to commence on site above ground. It would also ensure that the City Council is able to consider the detailed technical drawings for the proposed off-site highways works at a more appropriate point in the construction programme.

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I would be grateful for your thoughts on the above.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

[REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

Good Afternoon Dave,

I hope all is well.

Would it be possible to provide an update on the progress of discharge of conditions (LPA Ref: CDN/21/0129) and any consultee comments you have received thus far?

Kind Regards,
Adam

From: Adam Buxton

Sent: 16 February 2021 11:31

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

Thanks for your response regarding the samples required to satisfy Condition 3.

With regard to the 'live' Discharge of Conditions (LPA Ref: CDN/21/0129) and Non-Material Amendment (LPA Ref: 129392/NMC/2021) applications, please can you provide me with any consultee comments once received.

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RE: CDN/21/0129 - Statutory Consultee Comments

Adam Buxton <[REDACTED]>

Wed 03/03/2021 14:06

To: David Lawless <[REDACTED]>

Thanks for the update Dave.

Adam Buxton

Planner

Turley

1 New York Street

Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [mailto:[REDACTED]]

Sent: 03 March 2021 14:03

To: Adam Buxton <[REDACTED]>

Subject: Re: CDN/21/0129 - Statutory Consultee Comments

highway confirmed no objections this morning

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 03 March 2021 13:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for the confirmation.

For awareness, it is currently programmed that works on site are due to commence 15th March. As such, we would be most grateful if you could seek to obtain comments from the EHO and MCC Highways as soon as possible in order to allow for sufficient time to satisfy any arising comments and secure the discharge of Conditions 4 and 9.

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1 New York Street
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T [REDACTED]
M [REDACTED]
D [REDACTED]

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From: David Lawless [<mailto:> 
Sent: 02 March 2021 10:53
To: Adam Buxton <
Cc: Mark Worcester <
Subject: Re: CDN/21/0129 - comments of Flood Risk Management

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just env health and highways

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,



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

Web address: www.manchester.gov.uk

From: Adam Buxton <
Sent: 01 March 2021 18:01
To: David Lawless <
Cc: Mark Worcester <
Subject: RE: CDN/21/0129 - comments of Flood Risk Management

Hi Dave,

Thanks for sharing comments regarding Condition 5.

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 01 March 2021 16:21
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - comments of Flood Risk Management

Adam,

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has sufficient capacity (as existing network partly discharges to other systems).

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The outstanding evidence required for Condition 6 is:

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- As built construction drawings if different from design construction drawings;

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 25 February 2021 16:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

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Kind Regards,
Adam

Adam Buxton
Planner

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[REDACTED]

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D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

Good Afternoon Dave,

I hope all is well.

Would it be possible to provide an update on the progress of discharge of conditions (LPA Ref: CDN/21/0129) and any consultee comments you have received thus far?

Kind Regards,
Adam

From: Adam Buxton
Sent: 16 February 2021 11:31
To: 'Dave Lawless' <[REDACTED]>
Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

Thanks for your response regarding the samples required to satisfy Condition 3.

With regard to the 'live' Discharge of Conditions (LPA Ref: CDN/21/0129) and Non-Material Amendment (LPA Ref: 129392/NMC/2021) applications, please can you provide me with any consultee comments once received.

Vinci are keen to commence works and are keen to resolve any issues or queries that arise as soon as possible.

Many Thanks,
Adam

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RE: CDN/21/0129 - Statutory Consultee Comments

Adam Buxton <[REDACTED]>

Thu 04/03/2021 16:35

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>

 1 attachments (104 KB)

CCP-AJP-XX-SK-PL-210304 - GRASSCRETE DRAINAGE DETAIL-Layout1.pdf;

Hi Dave,

Please see our response to the comments shared from the Flood Risk team at the beginning of the week.

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).

The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02 currently demonstrates the following evidence;

- utility survey and drainage information (Appendix F) that indicates the existing site currently drains via SW MH1 to UU network.
- A pre & post development impermeable area drawing (Appendix E) indicates that the development reduces the impermeable areas across the site.
 - This will result in reduced volume runoff from the development site discharging into the existing network.
 - The assessment included in Section 4.3.1 indicates that the current 2 year discharge rate from the site into the network is 107.2 L/s and that a 50% betterment on this existing rate is to be applied to the proposed site.
 - The peak discharge into the existing network is therefore reduced by 50% volume discharging into the network and by the reduction in impermeable areas.
- The capacity of the existing network is deemed to be suitable to accept the discharge for the proposed site, with 50% peak flow reduction.

For the purposes of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- Soakaway tests to confirm porous pavings are suitable

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are scheduled for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests scheduled for 22nd March. In light of the above we propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could be reached.

- Construction details of porous pavings and Klargester

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas.

The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

In addition to this, please can you also confirm if you have now received a response from the EHO in respect of conditions 4 and 9?

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]
M [REDACTED]
D [REDACTED]

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From: Adam Buxton
Sent: 03 March 2021 14:06
To: 'David Lawless' <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Thanks for the update Dave.

From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 03 March 2021 14:03
To: Adam Buxton <[REDACTED]>
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

highway confirmed no objections this morning

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 03 March 2021 13:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for the confirmation.

For awareness, it is currently programmed that works on site are due to commence 15th March. As such, we would be most grateful if you could seek to obtain comments from the EHO and MCC Highways as soon as possible in order to allow for sufficient time to satisfy any arising comments and secure the discharge of Conditions 4 and 9.

I will respond shortly regarding the information to satisfy comments from the Flood Risk Management team.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]
M [REDACTED]
D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 02 March 2021 10:53
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: Re: CDN/21/0129 - comments of Flood Risk Management

Adam,

just env health and highways

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
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PO Box 532
Town Hall
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M60 2LA

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 01 March 2021 18:01
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - comments of Flood Risk Management

Hi Dave,

Thanks for sharing comments regarding Condition 5.

I have shared these with the Project Team and will revert back in due course.

Please can you confirm which consultees you are waiting for to respond?

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD
T [REDACTED]
M [REDACTED]
D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 01 March 2021 16:21
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - comments of Flood Risk Management

Adam,

I've only received comments from the Flood Risk Management team so far, please see below:

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required for Condition 5 is:

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).
- Soakaway tests to confirm porous pavings are suitable
- Overland flow routes drawing need to include external levels and FFL.
- Construction details of porous pavings and Klargester

The outstanding evidence required for Condition 6 is:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 25 February 2021 16:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

Following discussions between the Project Team and MCC Highways Engineers regarding the approval of the s278 junction design, it has come to light that there is still a significant amount of work required to finalise the design and to establish a legal agreement for the works. As such, the timescales for completion

of the s278 information required to satisfy the condition conflicts with the '*prior to commencement of the above ground works*' trigger and Vinci's current programme of works for the site.

With this in mind, I would be grateful for an opportunity to discuss the need for a non-material amendment application to vary the trigger for the condition. A variation to the trigger of the condition would provide Vinci with sufficient time to secure an agreement with MCC Highways for the s278 works whilst allowing works to commence on site above ground. It would also ensure that the City Council is able to consider the detailed technical drawings for the proposed off-site highways works at a more appropriate point in the construction programme.

The variation of the condition to be sought would seek to ensure that the detailed technical drawings of the proposed off-site works are approved and implemented prior to first occupation of the development. It is considered that such a variation would not alter the overarching purpose or requirement of the condition.

I would be grateful for your thoughts on the above.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

[REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

Good Afternoon Dave,

I hope all is well.

Would it be possible to provide an update on the progress of discharge of conditions (LPA Ref: CDN/21/0129) and any consultee comments you have received thus far?

Kind Regards,
Adam

From: Adam Buxton
Sent: 16 February 2021 11:31
To: 'Dave Lawless' <[REDACTED]>
Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

Thanks for your response regarding the samples required to satisfy Condition 3.

With regard to the 'live' Discharge of Conditions (LPA Ref: CDN/21/0129) and Non-Material Amendment (LPA Ref: 129392/NMC/2021) applications, please can you provide me with any consultee comments once received.

Vinci are keen to commence works and are keen to resolve any issues or queries that arise as soon as possible.

Many Thanks,
Adam

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RE: CDN/21/0129 - Statutory Consultee Comments

Adam Buxton <[REDACTED]>

Mon 08/03/2021 15:45

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Good Afternoon Dave,

Following on from my email below, please can you confirm if the EHO have provided comments in response to the information submitted to discharge condition 4(a) and 9?

For your awareness I will be on leave from COB today, returning Monday 15th March. In my absence I have asked Dan Ramsay to pick-up queries/actions associated with the discharge of conditions application. Please can you ensure that all correspondence for the remainder of the week is sent to Dan.

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]
M [REDACTED]
D [REDACTED]

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From: Adam Buxton

Sent: 04 March 2021 16:36

To: 'David Lawless' <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>

Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Please see our response to the comments shared from the Flood Risk team at the beginning of the week.

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).

The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02 currently demonstrates the following evidence;

- utility survey and drainage information (Appendix F) that indicates the existing site currently drains via SW MH1 to UU network.
- A pre & post development impermeable area drawing (Appendix E) indicates that the development reduces the impermeable areas across the site.
 - This will result in reduced volume runoff from the development site discharging into the existing network.
 - The assessment included in Section 4.3.1 indicates that the current 2 year discharge rate from the site into the network is 107.2 L/s and that a 50% betterment on this existing rate is to be applied to the proposed site.
 - The peak discharge into the existing network is therefore reduced by 50% volume discharging into the network and by the reduction in impermeable areas.
- The capacity of the existing network is deemed to be suitable to accept the discharge for the proposed site, with 50% peak flow reduction.

For the purposes of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- Soakaway tests to confirm porous pavings are suitable

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are scheduled for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests scheduled for 22nd March. In light of the above we propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could be reached.

- Construction details of porous pavings and Klargester

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas.

The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

In addition to this, please can you also confirm if you have now received a response from the EHO in respect of conditions 4 and 9?

Many Thanks,
Adam

From: Adam Buxton

Sent: 03 March 2021 14:06

To: 'David Lawless' <[REDACTED]>

Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Thanks for the update Dave.

From: David Lawless [[mailto:\[REDACTED\]](#)]

Sent: 03 March 2021 14:03

To: Adam Buxton <[REDACTED]>
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

highway confirmed no objections this morning

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 03 March 2021 13:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for the confirmation.

For awareness, it is currently programmed that works on site are due to commence 15th March. As such, we would be most grateful if you could seek to obtain comments from the EHO and MCC Highways as soon as possible in order to allow for sufficient time to satisfy any arising comments and secure the discharge of Conditions 4 and 9.

I will respond shortly regarding the information to satisfy comments from the Flood Risk Management team.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 02 March 2021 10:53
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: Re: CDN/21/0129 - comments of Flood Risk Management

Adam,

just env health and highways

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 01 March 2021 18:01
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - comments of Flood Risk Management

Hi Dave,

Thanks for sharing comments regarding Condition 5.

I have shared these with the Project Team and will revert back in due course.

Please can you confirm which consultees you are waiting for to respond?

Many Thanks,
Adam

Adam Buxton
Planner

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 01 March 2021 16:21

To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - comments of Flood Risk Management

Adam,

I've only received comments from the Flood Risk Management team so far, please see below:

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required for Condition 5 is:

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).
- Soakaway tests to confirm porous pavings are suitable
- Overland flow routes drawing need to include external levels and FFL.
- Construction details of porous pavings and Klargesten

The outstanding evidence required for Condition 6 is:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
Planning
PO Box 532
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M60 2LA

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 25 February 2021 16:09
To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

Following discussions between the Project Team and MCC Highways Engineers regarding the approval of the s278 junction design, it has come to light that there is still a significant amount of work required to finalise the design and to establish a legal agreement for the works. As such, the timescales for completion of the s278 information required to satisfy the condition conflicts with the '*prior to commencement of the above ground works*' trigger and Vinci's current programme of works for the site.

With this in mind, I would be grateful for an opportunity to discuss the need for a non-material amendment application to vary the trigger for the condition. A variation to the trigger of the condition would provide Vinci with sufficient time to secure an agreement with MCC Highways for the s278 works whilst allowing works to commence on site above ground. It would also ensure that the City Council is able to consider the detailed technical drawings for the proposed off-site highways works at a more appropriate point in the construction programme.

The variation of the condition to be sought would seek to ensure that the detailed technical drawings of the proposed off-site works are approved and implemented prior to first occupation of the development. It is considered that such a variation would not alter the overarching purpose or requirement of the condition.

I would be grateful for your thoughts on the above.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

[REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

Good Afternoon Dave,

I hope all is well.

Would it be possible to provide an update on the progress of discharge of conditions (LPA Ref: CDN/21/0129) and any consultee comments you have received thus far?

Kind Regards,
Adam

From: Adam Buxton

Sent: 16 February 2021 11:31

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

Thanks for your response regarding the samples required to satisfy Condition 3.

With regard to the 'live' Discharge of Conditions (LPA Ref: CDN/21/0129) and Non-Material Amendment (LPA Ref: 129392/NMC/2021) applications, please can you provide me with any consultee comments once received.

Vinci are keen to commence works and are keen to resolve any issues or queries that arise as soon as possible.

Many Thanks,
Adam

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Planning application CDN/21/0129 consultation - Car Park A

David Lawless <[REDACTED]>

Mon 08/03/2021 16:09

To: Flood Risk Management <[REDACTED]>

📎 1 attachments (104 KB)

CCP-AJP-XX-SK-PL-210304 - GRASSCRETE DRAINAGE DETAIL-Layout1.pdf;

Oliver

Since receiving your comments the applicant has submitted the additional information below, as well as the attached documents, will this suffice?

- **Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).**

The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02 currently demonstrates the following evidence;

- utility survey and drainage information (Appendix F) that indicates the existing site currently drains via SW MH1 to UU network.
- A pre & post development impermeable area drawing (Appendix E) indicates that the development reduces the impermeable areas across the site.
 - This will result in reduced volume runoff from the development site discharging into the existing network.
 - The assessment included in Section 4.3.1 indicates that the current 2 year discharge rate from the site into the network is 107.2 L/s and that a 50% betterment on this existing rate is to be applied to the proposed site.
 - The peak discharge into the existing network is therefore reduced by 50% volume discharging into the network and by the reduction in impermeable areas.
- The capacity of the existing network is deemed to be suitable to accept the discharge for the proposed site, with 50% peak flow reduction.

For the purposed of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- **Soakaway tests to confirm porous pavings are suitable**

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are schedule for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests schedule for 22nd March. In light of the above we

propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could be reached.

- **Construction details of porous pavings and Klargester**

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas. The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Flood Risk Management <[REDACTED]>
Sent: 26 February 2021 14:11
To: Planning <[REDACTED]>
Cc: David Lawless <[REDACTED]>
Subject: RE: Planning application CDN/21/0129 consultation - Car Park A

Hi Lisa,

Please find attached my comments for CDN/21/0129.

Kind Regards,

Oliver

Oliver Timmins
Engineer (Flood Risk Management)
Mobile: [REDACTED]

Email: [REDACTED]

Lead Local Flood Authority
Highways
Growth & Development and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Web: <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2F&data=04%7C01%7Cdavid.lawless%40manchester.gov.uk%7C69f6fa39c4674069603508d8da60724b%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C637499455065624176%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C1000&sd=2Bf6u8EYSnsgfu%2F077yvo%2FdWIOtYnlyPZ4rEKNDpeKlg%3D&reserved=0>

-----Original Message-----

From: [REDACTED] <[REDACTED]>
Sent: 15 February 2021 12:08
To: Flood Risk Management <[REDACTED]>
Subject: Planning application CDN/21/0129 consultation - Car Park A

Please see attached consultation letter for application CDN/21/0129.

Regards,
Lisa Doherty
Technical Support Team, Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

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<http://www.manchester.gov.uk/privacy&data=04%7C01%7Cdavid.lawless%40manchester.gov.uk%7C69f6fa39c4674069603508d8da60724b%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C637499455065634171%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=ZwungcgzccvBybnEGr3dYPH1GTPeKUHqD%2BLkYp3ESHk%3D&reserved=0>> for further information.

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CDN/21/0129 - Statutory Consultee Comments

David Lawless <[REDACTED]>

Mon 08/03/2021 16:27

To: Adam Buxton <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Adam,

Contam Land - they are happy with it

Construction Management Plan - that will need to be amended to make it is clear that the 24 hour work (e.g. concrete pouring) will only go ahead once there is a prior consent in place for that work, i.e. - any extension to MCC's hours of work on construction sites should be applied for under s.61 of CoPA 1974, you can apply for the extension of hours via MCC's website.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>

Sent: 08 March 2021 15:45

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Good Afternoon Dave,

Following on from my email below, please can you confirm if the EHO have provided comments in response to the information submitted to discharge condition 4(a) and 9?

For you awareness I will be on leave from COB today, returning Monday 15th March. In my absence I have asked Dan Ramsay to pick-up queries/actions associated with the discharge of conditions application. Please can you ensure that all correspondence for the remainder of the week is sent to Dan.

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton
Sent: 04 March 2021 16:36
To: 'David Lawless' <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Please see our response to the comments shared from the Flood Risk team at the beginning of the week.

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).

The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02 currently demonstrates the following evidence;

- utility survey and drainage information (Appendix F) that indicates the existing site currently drains via SW MH1 to UU network.
- A pre & post development impermeable area drawing (Appendix E) indicates that the development reduces the impermeable areas across the site.
 - This will result in reduced volume runoff from the development site discharging into the existing network.
 - The assessment included in Section 4.3.1 indicates that the current 2 year discharge rate from the site into the network is 107.2 L/s and that a 50% betterment on this existing rate is to be applied to the proposed site.
 - The peak discharge into the existing network is therefore reduced by 50% volume discharging into the network and by the reduction in impermeable areas.
- The capacity of the existing network is deemed to be suitable to accept the discharge for the proposed site,

with 50% peak flow reduction.

For the purpose of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- Soakaway tests to confirm porous pavings are suitable

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are scheduled for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests scheduled for 22nd March. In light of the above we propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could be reached.

- Construction details of porous pavings and Klargester

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas.

The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

In addition to this, please can you also confirm if you have now received a response from the EHO in respect of conditions 4 and 9?

Many Thanks,
Adam

From: Adam Buxton
Sent: 03 March 2021 14:06
To: 'David Lawless' <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Thanks for the update Dave.

From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 03 March 2021 14:03
To: Adam Buxton <[REDACTED]>
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

highway confirmed no objections this morning

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,
[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 03 March 2021 13:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for the confirmation.

For awareness, it is currently programmed that works on site are due to commence 15th March. As such, we would be most grateful if you could seek to obtain comments from the EHO and MCC Highways as soon as possible in order to allow for sufficient time to satisfy any arising comments and secure the discharge of Conditions 4 and 9.

I will respond shortly regarding the information to satisfy comments from the Flood Risk Management team.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]
M [REDACTED]
D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 02 March 2021 10:53
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: Re: CDN/21/0129 - comments of Flood Risk Management

Adam,

just env health and highways

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 01 March 2021 18:01
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - comments of Flood Risk Management

Hi Dave,

Thanks for sharing comments regarding Condition 5.

I have shared these with the Project Team and will revert back in due course.

Please can you confirm which consultees you are waiting for to respond?

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 01 March 2021 16:21
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - comments of Flood Risk Management

Adam,

I've only received comments from the Flood Risk Management team so far, please see below:

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required for Condition 5 is:

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).
- Soakaway tests to confirm porous pavings are suitable
- Overland flow routes drawing need to include external levels and FFL.
- Construction details of porous pavings and Klargester

The outstanding evidence required for Condition 6 is:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 25 February 2021 16:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

Following discussions between the Project Team and MCC Highways Engineers regarding the approval of the s278 junction design, it has come to light that there is still a significant amount of work required to finalise the design and to establish a legal agreement for the works. As such, the timescales for completion

of the s278 information required to satisfy the condition conflicts with the '*prior to commencement of the above ground works*' trigger and Vinci's current programme of works for the site.

With this in mind, I would be grateful for an opportunity to discuss the need for a non-material amendment application to vary the trigger for the condition. A variation to the trigger of the condition would provide Vinci with sufficient time to secure an agreement with MCC Highways for the s278 works whilst allowing works to commence on site above ground. It would also ensure that the City Council is able to consider the detailed technical drawings for the proposed off-site highways works at a more appropriate point in the construction programme.

The variation of the condition to be sought would seek to ensure that the detailed technical drawings of the proposed off-site works are approved and implemented prior to first occupation of the development. It is considered that such a variation would not alter the overarching purpose or requirement of the condition.

I would be grateful for your thoughts on the above.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

[REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

Good Afternoon Dave,

I hope all is well.

Would it be possible to provide an update on the progress of discharge of conditions (LPA Ref: CDN/21/0129) and any consultee comments you have received thus far?

Kind Regards,
Adam

From: Adam Buxton
Sent: 16 February 2021 11:31
To: 'Dave Lawless' <[REDACTED]>
Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

Thanks for your response regarding the samples required to satisfy Condition 3.

With regard to the 'live' Discharge of Conditions (LPA Ref: CDN/21/0129) and Non-Material Amendment (LPA Ref: 129392/NMC/2021) applications, please can you provide me with any consultee comments once received.

Vinci are keen to commence works and are keen to resolve any issues or queries that arise as soon as possible.

Many Thanks,
Adam

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RE: CDN/21/0129 - Statutory Consultee Comments

Adam Buxton <[REDACTED]>

Mon 08/03/2021 17:30

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Hi Dave,

Thanks for providing me with the update.

To confirm, this concludes comments from consultees in respect of Condition 4(a) and 9? Subject to the amendment requested to the CEMP, can you please confirm that these two conditions are satisfied and can be discharged?

Kind Regards,

Adam

Adam Buxton

Planner

Turley

1 New York Street

Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [mailto:[REDACTED]]

Sent: 08 March 2021 16:28

To: Adam Buxton <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Subject: CDN/21/0129 - Statutory Consultee Comments

Adam,

Contam Land - they are happy with it

Construction Management Plan - that will need to be amended to make it is clear that the 24 hour work (e.g. concrete pouring) will only go ahead once there is a prior consent in place for that work, i.e. - any extension to MCC's hours of work on construction sites should be applied for under s.61 of CoPA 1974, you can apply for the extension of hours via MCC's website.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 08 March 2021 15:45
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Good Afternoon Dave,

Following on from my email below, please can you confirm if the EHO have provided comments in response to the information submitted to discharge condition 4(a) and 9?

For your awareness I will be on leave from COB today, returning Monday 15th March. In my absence I have asked Dan Ramsay to pick-up queries/actions associated with the discharge of conditions application. Please can you ensure that all correspondence for the remainder of the week is sent to Dan.

Many Thanks,
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Adam Buxton
Planner

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From: Adam Buxton

Sent: 04 March 2021 16:36

To: 'David Lawless' <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>

Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Please see our response to the comments shared from the Flood Risk team at the beginning of the week.

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).

The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02 currently demonstrates the following evidence;

- utility survey and drainage information (Appendix F) that indicates the existing site currently drains via SW MH1 to UU network.
- A pre & post development impermeable area drawing (Appendix E) indicates that the development reduces the impermeable areas across the site.
 - This will result in reduced volume runoff from the development site discharging into the existing network.
 - The assessment included in Section 4.3.1 indicates that the current 2 year discharge rate from the site into the network is 107.2 L/s and that a 50% betterment on this existing rate is to be applied to the proposed site.
 - The peak discharge into the existing network is therefore reduced by 50% volume discharging into the network and by the reduction in impermeable areas.
- The capacity of the existing network is deemed to be suitable to accept the discharge for the proposed site, with 50% peak flow reduction.

For the purposes of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- Soakaway tests to confirm porous pavings are suitable

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are scheduled for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests scheduled for 22nd March. In light of the above we propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could be reached.

· Construction details of porous pavings and Klargester

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas.

The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

In addition to this, please can you also confirm if you have now received a response from the EHO in respect of conditions 4 and 9?

Many Thanks,
Adam

From: Adam Buxton
Sent: 03 March 2021 14:06
To: 'David Lawless' <[redacted]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Thanks for the update Dave.

From: David Lawless [[mailto:\[redacted\]](mailto:[redacted])]
Sent: 03 March 2021 14:03
To: Adam Buxton <[redacted]>
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

highway confirmed no objections this morning

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[redacted]

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PO Box 532
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Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 03 March 2021 13:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for the confirmation.

For awareness, it is currently programmed that works on site are due to commence 15th March. As such, we would be most grateful if you could seek to obtain comments from the EHO and MCC Highways as soon as possible in order to allow for sufficient time to satisfy any arising comments and secure the discharge of Conditions 4 and 9.

I will respond shortly regarding the information to satisfy comments from the Flood Risk Management team.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 02 March 2021 10:53
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: Re: CDN/21/0129 - comments of Flood Risk Management

Adam,

just env health and highways

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
Planning
PO Box 532
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M60 2LA

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 01 March 2021 18:01
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - comments of Flood Risk Management

Hi Dave,

Thanks for sharing comments regarding Condition 5.

I have shared these with the Project Team and will revert back in due course.

Please can you confirm which consultees you are waiting for to respond?

Many Thanks,
Adam

Adam Buxton

Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]

Sent: 01 March 2021 16:21

To: Adam Buxton <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>

Subject: CDN/21/0129 - comments of Flood Risk Management

Adam,

I've only received comments from the Flood Risk Management team so far, please see below:

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required for Condition 5 is:

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).
- Soakaway tests to confirm porous pavings are suitable
- Overland flow routes drawing need to include external levels and FFL.

- Construction details of porous pavings and Klargester

The outstanding evidence required for Condition 6 is:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,



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PO Box 532
Town Hall
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Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 25 February 2021 16:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

Following discussions between the Project Team and MCC Highways Engineers regarding the approval of the s278 junction design, it has come to light that there is still a significant amount of work required to finalise the design and to establish a legal agreement for the works. As such, the timescales for completion of the s278 information required to satisfy the condition conflicts with the '*prior to commencement of the above ground works*' trigger and Vinci's current programme of works for the site.

With this in mind, I would be grateful for an opportunity to discuss the need for a non-material amendment application to vary the trigger for the condition. A variation to the trigger of the condition would provide Vinci with sufficient time to secure an agreement with MCC Highways for the s278 works

whilst allowing works to commence on site above ground. It would also ensure that the City Council is able to consider the detailed technical drawings for the proposed off-site highways works at a more appropriate point in the construction programme.

The variation of the condition to be sought would seek to ensure that the detailed technical drawings of the proposed off-site works are approved and implemented prior to first occupation of the development. It is considered that such a variation would not alter the overarching purpose or requirement of the condition.

I would be grateful for your thoughts on the above.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

[REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

Good Afternoon Dave,

I hope all is well.

Would it be possible to provide an update on the progress of discharge of conditions (LPA Ref: CDN/21/0129) and any consultee comments you have received thus far?

Kind Regards,
Adam

From: Adam Buxton
Sent: 16 February 2021 11:31
To: 'Dave Lawless' <[REDACTED]>
Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

Thanks for your response regarding the samples required to satisfy Condition 3.

With regard to the 'live' Discharge of Conditions (LPA Ref: CDN/21/0129) and Non-Material Amendment (LPA Ref: 129392/NMC/2021) applications, please can you provide me with any consultee comments once received.

Vinci are keen to commence works and are keen to resolve any issues or queries that arise as soon as possible.

Many Thanks,
Adam

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Re: CDN/21/0129 - Statutory Consultee Comments

David Lawless <[REDACTED]>

Mon 08/03/2021 17:41

To: Adam Buxton <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

yes the CMP will be discharged once the revised document is received.

contam land will be discharged too

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
Planning
PO Box 532
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M60 2LA

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>

Sent: 08 March 2021 17:30

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Subject: RE: CDN/21/0129 - Statutory Consultee Comments

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From: David Lawless [mailto:[REDACTED]]

Sent: 08 March 2021 16:28

To: Adam Buxton <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Subject: CDN/21/0129 - Statutory Consultee Comments

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[REDACTED]

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Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 08 March 2021 15:45
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

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From: Adam Buxton
Sent: 04 March 2021 16:36
To: 'David Lawless' <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Please see our response to the comments shared from the Flood Risk team at the beginning of the week.

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).

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For the purposed of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

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It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are schedule for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests schedule for 22nd March. In light of the above we propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could be reached.

- Construction details of porous pavings and Klargester

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas.

The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

In addition to this, please can you also confirm if you have now received a response from the EHO in respect of conditions 4 and 9?

Many Thanks,
Adam

From: Adam Buxton
Sent: 03 March 2021 14:06
To: 'David Lawless' <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Thanks for the update Dave.

From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 03 March 2021 14:03
To: Adam Buxton <[REDACTED]>
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

highway confirmed no objections this morning

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 03 March 2021 13:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for the confirmation.

For awareness, it is currently programmed that works on site are due to commence 15th March. As such, we would be most grateful if you could seek to obtain comments from the EHO and MCC Highways as soon as possible in order to allow for sufficient time to satisfy any arising comments and secure the discharge of Conditions 4 and 9.

I will respond shortly regarding the information to satisfy comments from the Flood Risk Management team.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 02 March 2021 10:53
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: Re: CDN/21/0129 - comments of Flood Risk Management

Adam,

just env health and highways

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 01 March 2021 18:01
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - comments of Flood Risk Management

Hi Dave,

Thanks for sharing comments regarding Condition 5.

I have shared these with the Project Team and will revert back in due course.

Please can you confirm which consultees you are waiting for to respond?

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

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From: David Lawless [<mailto:> 
Sent: 01 March 2021 16:21
To: Adam Buxton <
Cc: Mark Worcester <
Subject: CDN/21/0129 - comments of Flood Risk Management

Adam,

I've only received comments from the Flood Risk Management team so far, please see below:

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required for Condition 5 is:

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).
- Soakaway tests to confirm porous pavings are suitable
- Overland flow routes drawing need to include external levels and FFL.
- Construction details of porous pavings and Klargester

The outstanding evidence required for Condition 6 is:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,



Manchester City Council
Planning
PO Box 532
Town Hall
Manchester

M60 2LA

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 25 February 2021 16:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

Following discussions between the Project Team and MCC Highways Engineers regarding the approval of the s278 junction design, it has come to light that there is still a significant amount of work required to finalise the design and to establish a legal agreement for the works. As such, the timescales for completion of the s278 information required to satisfy the condition conflicts with the '*prior to commencement of the above ground works*' trigger and Vinci's current programme of works for the site.

With this in mind, I would be grateful for an opportunity to discuss the need for a non-material amendment application to vary the trigger for the condition. A variation to the trigger of the condition would provide Vinci with sufficient time to secure an agreement with MCC Highways for the s278 works whilst allowing works to commence on site above ground. It would also ensure that the City Council is able to consider the detailed technical drawings for the proposed off-site highways works at a more appropriate point in the construction programme.

The variation of the condition to be sought would seek to ensure that the detailed technical drawings of the proposed off-site works are approved and implemented prior to first occupation of the development. It is considered that such a variation would not alter the overarching purpose or requirement of the condition.

I would be grateful for your thoughts on the above.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

[REDACTED]
M [REDACTED]
D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

Good Afternoon Dave,

I hope all is well.

Would it be possible to provide an update on the progress of discharge of conditions (LPA Ref: CDN/21/0129) and any consultee comments you have received thus far?

Kind Regards,

Adam

From: Adam Buxton

Sent: 16 February 2021 11:31

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

Thanks for your response regarding the samples required to satisfy Condition 3.

With regard to the 'live' Discharge of Conditions (LPA Ref: CDN/21/0129) and Non-Material Amendment (LPA Ref: 129392/NMC/2021) applications, please can you provide me with any consultee comments once received.

Vinci are keen to commence works and are keen to resolve any issues or queries that arise as soon as possible.

Many Thanks,

Adam

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RE: CDN/21/0129 - Statutory Consultee Comments

Daniel Ramsay <[REDACTED]>

Tue 09/03/2021 12:34

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Adam Buxton <[REDACTED]>

 1 attachments (13 MB)

REFERENCE ONLY MTCP Construction Environment Management Plan Rev 02.docx;

As promised, please see attached the revised CEMP with the changes highlighted.

Kind regards

Dan

Daniel Ramsay

Assistant Planner

Turley

1 New York Street

Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: Daniel Ramsay

Sent: 09 March 2021 12:33

To: 'David Lawless'

Cc: Mark Worcester; Adam Buxton

Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi David

Further to your correspondence with Adam, please see attached the revised CEMP with the requested amendments. I will also send through a version of the CEMP which highlights the amendments in a

separate email – please note that this is for reference only. I trust that the attached is sufficient to discharge condition 9.

Please can you let me know if there has been any progress in relation to the attached email from Adam on 4 March. As you are aware, works are due to commence on site shortly so if you are able to confirm the information provided within the email is acceptable at your earliest convenience then that would be appreciated.

Kind regards

Dan

From: David Lawless [<mailto:> 
Sent: 08 March 2021 17:41
To: Adam Buxton
Cc: Mark Worcester; Daniel Ramsay
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

yes the CMP will be discharged once the revised document is received.

contam land will be discharged too

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,



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

Web address: www.manchester.gov.uk

From: Adam Buxton <
Sent: 08 March 2021 17:30
To: David Lawless <
Cc: Mark Worcester < Daniel Ramsay <
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for providing me with the update.

To confirm, this concludes comments from consultees in respect of Condition 4(a) and 9? Subject to the amendment requested to the CEMP, can you please confirm that these two conditions are satisfied and can be discharged?

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]

Sent: 08 March 2021 16:28

To: Adam Buxton <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Subject: CDN/21/0129 - Statutory Consultee Comments

Adam,

Contam Land - they are happy with it

Construction Management Plan - that will need to be amended to make it is clear that the 24 hour work (e.g. concrete pouring) will only go ahead once there is a prior consent in place for that work, i.e. - any extension to MCC's hours of work on construction sites should be applied for under s.61 of CoPA 1974, you can apply for the extension of hours via MCC's website.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 08 March 2021 15:45
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Good Afternoon Dave,

Following on from my email below, please can you confirm if the EHO have provided comments in response to the information submitted to discharge condition 4(a) and 9?

For your awareness I will be on leave from COB today, returning Monday 15th March. In my absence I have asked Dan Ramsay to pick-up queries/actions associated with the discharge of conditions application. Please can you ensure that all correspondence for the remainder of the week is sent to Dan.

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton

Sent: 04 March 2021 16:36

To: 'David Lawless' <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>

Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Please see our response to the comments shared from the Flood Risk team at the beginning of the week.

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).

The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02 currently demonstrates the following evidence;

- utility survey and drainage information (Appendix F) that indicates the existing site currently drains via SW MH1 to UU network.
- A pre & post development impermeable area drawing (Appendix E) indicates that the development reduces the impermeable areas across the site.
 - This will result in reduced volume runoff from the development site discharging into the existing network.
 - The assessment included in Section 4.3.1 indicates that the current 2 year discharge rate from the site into the network is 107.2 L/s and that a 50% betterment on this existing rate is to be applied to the proposed site.
 - The peak discharge into the existing network is therefore reduced by 50% volume discharging into the network and by the reduction in impermeable areas.
- The capacity of the existing network is deemed to be suitable to accept the discharge for the proposed site, with 50% peak flow reduction.

For the purpose of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- Soakaway tests to confirm porous pavings are suitable

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are scheduled for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests schedule for 22nd March. In light of the above we propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could be reached.

Construction details of porous pavings and Klargester

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas.

The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

In addition to this, please can you also confirm if you have now received a response from the EHO in respect of conditions 4 and 9?

Many Thanks,
Adam

From: Adam Buxton
Sent: 03 March 2021 14:06
To: 'David Lawless' <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Thanks for the update Dave.

From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 03 March 2021 14:03
To: Adam Buxton <[REDACTED]>
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

highway confirmed no objections this morning

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 03 March 2021 13:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for the confirmation.

For awareness, it is currently programmed that works on site are due to commence 15th March. As such, we would be most grateful if you could seek to obtain comments from the EHO and MCC Highways as soon as possible in order to allow for sufficient time to satisfy any arising comments and secure the discharge of Conditions 4 and 9.

I will respond shortly regarding the information to satisfy comments from the Flood Risk Management team.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 02 March 2021 10:53

To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: Re: CDN/21/0129 - comments of Flood Risk Management

Adam,

just env health and highways

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
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PO Box 532
Town Hall
Manchester
M60 2LA

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 01 March 2021 18:01
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - comments of Flood Risk Management

Hi Dave,

Thanks for sharing comments regarding Condition 5.

I have shared these with the Project Team and will revert back in due course.

Please can you confirm which consultees you are waiting for to respond?

Many Thanks,
Adam

Adam Buxton
Planner

Turley

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Manchester M1 4HD

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 01 March 2021 16:21
To: Adam Buxton <[\[REDACTED\]](mailto:[REDACTED])>
Cc: Mark Worcester <[\[REDACTED\]](mailto:[REDACTED])>
Subject: CDN/21/0129 - comments of Flood Risk Management

Adam,

I've only received comments from the Flood Risk Management team so far, please see below:

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required for Condition 5 is:

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).
- Soakaway tests to confirm porous pavings are suitable
- Overland flow routes drawing need to include external levels and FFL.
- Construction details of porous pavings and Klargester

The outstanding evidence required for Condition 6 is:

- Verification report providing photographic evidence of construction as per

design drawings;

· As built construction drawings if different from design construction drawings;

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 25 February 2021 16:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

Following discussions between the Project Team and MCC Highways Engineers regarding the approval of the s278 junction design, it has come to light that there is still a significant amount of work required to finalise the design and to establish a legal agreement for the works. As such, the timescales for completion of the s278 information required to satisfy the condition conflicts with the '*prior to commencement of the above ground works*' trigger and Vinci's current programme of works for the site.

With this in mind, I would be grateful for an opportunity to discuss the need for a non-material amendment application to vary the trigger for the condition. A variation to the trigger of the condition would provide Vinci with sufficient time to secure an agreement with MCC Highways for the s278 works whilst allowing works to commence on site above ground. It would also ensure that the City Council is able to consider the detailed technical drawings for the proposed off-site highways works at a more appropriate point in the construction programme.

The variation of the condition to be sought would seek to ensure that the detailed technical drawings of the proposed off-site works are approved and implemented prior to first occupation of the development. It

is considered that such a variation would not alter the overarching purpose or requirement of the condition.

I would be grateful for your thoughts on the above.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

[REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

Good Afternoon Dave,

I hope all is well.

Would it be possible to provide an update on the progress of discharge of conditions (LPA Ref: CDN/21/0129) and any consultee comments you have received thus far?

Kind Regards,
Adam

From: Adam Buxton
Sent: 16 February 2021 11:31
To: 'Dave Lawless' <[REDACTED]>
Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

Thanks for your response regarding the samples required to satisfy Condition 3.

With regard to the 'live' Discharge of Conditions (LPA Ref: CDN/21/0129) and Non-Material Amendment (LPA Ref: 129392/NMC/2021) applications, please can you provide me with any consultee comments once received.

Vinci are keen to commence works and are keen to resolve any issues or queries that arise as soon as possible.

Many Thanks,
Adam

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RE: CDN/21/0129 - Statutory Consultee Comments

Daniel Ramsay <[REDACTED]>

Tue 09/03/2021 12:36

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Adam Buxton <[REDACTED]>

 2 attachments (13 MB)

MTCP Construction Environment Management Plan Rev 02.docx; RE: CDN/21/0129 - Statutory Consultee Comments;

Hi David

Further to your correspondence with Adam, please see attached the revised CEMP with the requested amendments. I will also send through a version of the CEMP which highlights the amendments in a separate email – please note that this is for reference only. I trust that the attached is sufficient to discharge condition 9.

Please can you let me know if there has been any progress in relation to the attached email from Adam on 4 March. As you are aware, works are due to commence on site shortly so if you are able to confirm the information provided within the email is acceptable at your earliest convenience then that would be appreciated.

Kind regards

Dan

Daniel Ramsay
Assistant Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [mailto: [REDACTED]]
Sent: 08 March 2021 17:41
To: Adam Buxton
Cc: Mark Worcester; Daniel Ramsay
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

yes the CMP will be discharged once the revised document is received.

contam land will be discharged too

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton < [REDACTED] >
Sent: 08 March 2021 17:30
To: David Lawless < [REDACTED] >
Cc: Mark Worcester < [REDACTED] > Daniel Ramsay < [REDACTED] >
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for providing me with the update.

To confirm, this concludes comments from consultees in respect of Condition 4(a) and 9? Subject to the amendment requested to the CEMP, can you please confirm that these two conditions are satisfied and can be discharged?

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]

Sent: 08 March 2021 16:28

To: Adam Buxton <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Subject: CDN/21/0129 - Statutory Consultee Comments

Adam,

Contam Land - they are happy with it

Construction Management Plan - that will need to be amended to make it is clear that the 24 hour work (e.g. concrete pouring) will only go ahead once there is a prior consent in place for that work, i.e. - any extension to MCC's hours of work on construction sites should be applied for under s.61 of CoPA 1974, you can apply for the extension of hours via MCC's website.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 08 March 2021 15:45
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Good Afternoon Dave,

Following on from my email below, please can you confirm if the EHO have provided comments in response to the information submitted to discharge condition 4(a) and 9?

For your awareness I will be on leave from COB today, returning Monday 15th March. In my absence I have asked Dan Ramsay to pick-up queries/actions associated with the discharge of conditions application. Please can you ensure that all correspondence for the remainder of the week is sent to Dan.

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD
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M [REDACTED]
D [REDACTED]

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From: Adam Buxton
Sent: 04 March 2021 16:36
To: 'David Lawless' <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Please see our response to the comments shared from the Flood Risk team at the beginning of the week.

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).

The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02 currently demonstrates the following evidence;

- utility survey and drainage information (Appendix F) that indicates the existing site currently drains via SW MH1 to UU network.
- A pre & post development impermeable area drawing (Appendix E) indicates that the development reduces the impermeable areas across the site.
 - This will result in reduced volume runoff from the development site discharging into the existing network.
 - The assessment included in Section 4.3.1 indicates that the current 2 year discharge rate from the site into the network is 107.2 L/s and that a 50% betterment on this existing rate is to be applied to the proposed site.
 - The peak discharge into the existing network is therefore reduced by 50% volume discharging into the network and by the reduction in impermeable areas.
- The capacity of the existing network is deemed to be suitable to accept the discharge for the proposed site, with 50% peak flow reduction.

For the purposes of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- Soakaway tests to confirm porous pavings are suitable

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are scheduled for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests scheduled for 22nd March. In light of the above we propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could be reached.

- Construction details of porous pavings and Klargester

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas.

The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product

selection will be confirmed by the groundworks sub-contractor.

In addition to this, please can you also confirm if you have now received a response from the EHO in respect of conditions 4 and 9?

Many Thanks,
Adam

From: Adam Buxton
Sent: 03 March 2021 14:06
To: 'David Lawless' <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Thanks for the update Dave.

From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 03 March 2021 14:03
To: Adam Buxton <[REDACTED]>
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

highway confirmed no objections this morning

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
Planning
PO Box 532
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Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 03 March 2021 13:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for the confirmation.

For awareness, it is currently programmed that works on site are due to commence 15th March. As such, we would be most grateful if you could seek to obtain comments from the EHO and MCC Highways as soon as possible in order to allow for sufficient time to satisfy any arising comments and secure the discharge of Conditions 4 and 9.

I will respond shortly regarding the information to satisfy comments from the Flood Risk Management team.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 02 March 2021 10:53
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: Re: CDN/21/0129 - comments of Flood Risk Management

Adam,

just env health and highways

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
Planning
PO Box 532
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Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 01 March 2021 18:01
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - comments of Flood Risk Management

Hi Dave,

Thanks for sharing comments regarding Condition 5.

I have shared these with the Project Team and will revert back in due course.

Please can you confirm which consultees you are waiting for to respond?

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD
T [REDACTED]
M [REDACTED]
D [REDACTED]

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From: David Lawless [<mailto:> 

Sent: 01 March 2021 16:21

To: Adam Buxton <

Cc: Mark Worcester <

Subject: CDN/21/0129 - comments of Flood Risk Management

Adam,

I've only received comments from the Flood Risk Management team so far, please see below:

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required for Condition 5 is:

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).
- Soakaway tests to confirm porous pavings are suitable
- Overland flow routes drawing need to include external levels and FFL.
- Construction details of porous pavings and Klargester

The outstanding evidence required for Condition 6 is:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;

regards

David Lawless,
Senior Planner,

Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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Planning
PO Box 532
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M60 2LA

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 25 February 2021 16:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

Following discussions between the Project Team and MCC Highways Engineers regarding the approval of the s278 junction design, it has come to light that there is still a significant amount of work required to finalise the design and to establish a legal agreement for the works. As such, the timescales for completion of the s278 information required to satisfy the condition conflicts with the '*prior to commencement of the above ground works*' trigger and Vinci's current programme of works for the site.

With this in mind, I would be grateful for an opportunity to discuss the need for a non-material amendment application to vary the trigger for the condition. A variation to the trigger of the condition would provide Vinci with sufficient time to secure an agreement with MCC Highways for the s278 works whilst allowing works to commence on site above ground. It would also ensure that the City Council is able to consider the detailed technical drawings for the proposed off-site highways works at a more appropriate point in the construction programme.

The variation of the condition to be sought would seek to ensure that the detailed technical drawings of the proposed off-site works are approved and implemented prior to first occupation of the development. It is considered that such a variation would not alter the overarching purpose or requirement of the condition.

I would be grateful for your thoughts on the above.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

[REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

Good Afternoon Dave,

I hope all is well.

Would it be possible to provide an update on the progress of discharge of conditions (LPA Ref: CDN/21/0129) and any consultee comments you have received thus far?

Kind Regards,
Adam

From: Adam Buxton

Sent: 16 February 2021 11:31

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

Thanks for your response regarding the samples required to satisfy Condition 3.

With regard to the 'live' Discharge of Conditions (LPA Ref: CDN/21/0129) and Non-Material Amendment (LPA Ref: 129392/NMC/2021) applications, please can you provide me with any consultee comments once received.

Vinci are keen to commence works and are keen to resolve any issues or queries that arise as soon as possible.

Many Thanks,
Adam

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RE: CDN/21/0129 - Statutory Consultee Comments

Daniel Ramsay <[REDACTED]>

Mon 15/03/2021 09:48

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Adam Buxton <[REDACTED]>

 1 attachments (239 KB)

RE: CDN/21/0129 - Statutory Consultee Comments;

Hi David

Following up on the below, please let us know if you have any further thoughts on the points raised in relation to condition 5 in the attached email. We would be particularly grateful if an informal written agreement could be reached in relation to the BRE365 compliant tests for the reasons previously outlined – the date for the commencement of work is quickly approaching so please let us know as soon as possible.

Kind regards

Dan

Daniel Ramsay
Assistant Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: Daniel Ramsay
Sent: 09 March 2021 12:33
To: 'David Lawless'
Cc: Mark Worcester; Adam Buxton

Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi David

Further to your correspondence with Adam, please see attached the revised CEMP with the requested amendments. I will also send through a version of the CEMP which highlights the amendments in a separate email – please note that this is for reference only. I trust that the attached is sufficient to discharge condition 9.

Please can you let me know if there has been any progress in relation to the attached email from Adam on 4 March. As you are aware, works are due to commence on site shortly so if you are able to confirm the information provided within the email is acceptable at your earliest convenience then that would be appreciated.

Kind regards

Dan

From: David Lawless [<mailto:> 
Sent: 08 March 2021 17:41
To: Adam Buxton
Cc: Mark Worcester; Daniel Ramsay
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

yes the CMP will be discharged once the revised document is received.

contam land will be discharged too

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,



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

Web address: www.manchester.gov.uk

From: Adam Buxton <
Sent: 08 March 2021 17:30

To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for providing me with the update.

To confirm, this concludes comments from consultees in respect of Condition 4(a) and 9? Subject to the amendment requested to the CEMP, can you please confirm that these two conditions are satisfied and can be discharged?

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]
M [REDACTED]
D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 08 March 2021 16:28
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>
Subject: CDN/21/0129 - Statutory Consultee Comments

Adam,

Contam Land - they are happy with it

Construction Management Plan - that will need to be amended to make it is clear that the 24 hour work (e.g. concrete pouring) will only go ahead once there is a prior consent in place for that work, i.e. - any extension to MCC's hours of work on construction sites should be applied for under s.61 of CoPA 1974, you can apply for the extension of hours via MCC's website.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
Planning
PO Box 532
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M60 2LA

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 08 March 2021 15:45
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Good Afternoon Dave,

Following on from my email below, please can you confirm if the EHO have provided comments in response to the information submitted to discharge condition 4(a) and 9?

For you awareness I will be on leave from COB today, returning Monday 15th March. In my absence I have asked Dan Ramsay to pick-up queries/actions associated with the discharge of conditions application. Please can you ensure that all correspondence for the remainder of the week is sent to Dan.

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]
M [REDACTED]
D [REDACTED]

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From: Adam Buxton

Sent: 04 March 2021 16:36

To: 'David Lawless' <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>

Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Please see our response to the comments shared from the Flood Risk team at the beginning of the week.

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).

The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02 currently demonstrates the following evidence;

- utility survey and drainage information (Appendix F) that indicates the existing site currently drains via SW MH1 to UU network.
- A pre & post development impermeable area drawing (Appendix E) indicates that the development reduces the impermeable areas across the site.
 - This will result in reduced volume runoff from the development site discharging into the existing network.
 - The assessment included in Section 4.3.1 indicates that the current 2 year discharge rate from the site into the network is 107.2 L/s and that a 50% betterment on this existing rate is to be applied to the proposed site.
 - The peak discharge into the existing network is therefore reduced by 50% volume discharging into the network and by the reduction in impermeable areas.
- The capacity of the existing network is deemed to be suitable to accept the discharge for the proposed site, with 50% peak flow reduction.

For the purposed of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- Soakaway tests to confirm porous pavings are suitable

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are scheduled for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests scheduled for 22nd March. In light of the above we propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could be reached.

- Construction details of porous pavings and Klargester

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas.

The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

In addition to this, please can you also confirm if you have now received a response from the EHO in respect of conditions 4 and 9?

Many Thanks,
Adam

From: Adam Buxton
Sent: 03 March 2021 14:06
To: 'David Lawless' <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Thanks for the update Dave.

From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 03 March 2021 14:03
To: Adam Buxton <[REDACTED]>
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

highway confirmed no objections this morning

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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PO Box 532
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Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 03 March 2021 13:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for the confirmation.

For awareness, it is currently programmed that works on site are due to commence 15th March. As such, we would be most grateful if you could seek to obtain comments from the EHO and MCC Highways as soon as possible in order to allow for sufficient time to satisfy any arising comments and secure the discharge of Conditions 4 and 9.

I will respond shortly regarding the information to satisfy comments from the Flood Risk Management team.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 02 March 2021 10:53
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: Re: CDN/21/0129 - comments of Flood Risk Management

Adam,

just env health and highways

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
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PO Box 532
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Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 01 March 2021 18:01
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - comments of Flood Risk Management

Hi Dave,

Thanks for sharing comments regarding Condition 5.

I have shared these with the Project Team and will revert back in due course.

Please can you confirm which consultees you are waiting for to respond?

Many Thanks,
Adam

Adam Buxton

Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]

Sent: 01 March 2021 16:21

To: Adam Buxton <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>

Subject: CDN/21/0129 - comments of Flood Risk Management

Adam,

I've only received comments from the Flood Risk Management team so far, please see below:

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required for Condition 5 is:

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).
- Soakaway tests to confirm porous pavings are suitable
- Overland flow routes drawing need to include external levels and FFL.

- Construction details of porous pavings and Klargester

The outstanding evidence required for Condition 6 is:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 25 February 2021 16:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

Following discussions between the Project Team and MCC Highways Engineers regarding the approval of the s278 junction design, it has come to light that there is still a significant amount of work required to finalise the design and to establish a legal agreement for the works. As such, the timescales for completion of the s278 information required to satisfy the condition conflicts with the '*prior to commencement of the above ground works*' trigger and Vinci's current programme of works for the site.

With this in mind, I would be grateful for an opportunity to discuss the need for a non-material amendment application to vary the trigger for the condition. A variation to the trigger of the condition would provide Vinci with sufficient time to secure an agreement with MCC Highways for the s278 works

whilst allowing works to commence on site above ground. It would also ensure that the City Council is able to consider the detailed technical drawings for the proposed off-site highways works at a more appropriate point in the construction programme.

The variation of the condition to be sought would seek to ensure that the detailed technical drawings of the proposed off-site works are approved and implemented prior to first occupation of the development. It is considered that such a variation would not alter the overarching purpose or requirement of the condition.

I would be grateful for your thoughts on the above.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

[REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

Good Afternoon Dave,

I hope all is well.

Would it be possible to provide an update on the progress of discharge of conditions (LPA Ref: CDN/21/0129) and any consultee comments you have received thus far?

Kind Regards,
Adam

From: Adam Buxton
Sent: 16 February 2021 11:31
To: 'Dave Lawless' <[REDACTED]>
Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

Thanks for your response regarding the samples required to satisfy Condition 3.

With regard to the 'live' Discharge of Conditions (LPA Ref: CDN/21/0129) and Non-Material Amendment (LPA Ref: 129392/NMC/2021) applications, please can you provide me with any consultee comments once received.

Vinci are keen to commence works and are keen to resolve any issues or queries that arise as soon as possible.

Many Thanks,
Adam

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Re: CDN/21/0129 - Statutory Consultee Comments

David Lawless <[REDACTED]>

Mon 15/03/2021 13:26

To: Daniel Ramsay <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Adam Buxton <[REDACTED]>

Env Health have now signed off the CMP, just waiting for Flood Risk Management

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
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PO Box 532
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Web address: www.manchester.gov.uk

From: Daniel Ramsay <[REDACTED]>

Sent: 15 March 2021 09:47

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Adam Buxton <[REDACTED]>

Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi David

Following up on the below, please let us know if you have any further thoughts on the points raised in relation to condition 5 in the attached email. We would be particularly grateful if an informal written agreement could be reached in relation to the BRE365 compliant tests for the reasons previously outlined – the date for the commencement of work is quickly approaching so please let us know as soon as possible.

Kind regards

Dan

Daniel Ramsay
Assistant Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]
M [REDACTED]
D [REDACTED]

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From: Daniel Ramsay
Sent: 09 March 2021 12:33
To: 'David Lawless'
Cc: Mark Worcester; Adam Buxton
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi David

Further to your correspondence with Adam, please see attached the revised CEMP with the requested amendments. I will also send through a version of the CEMP which highlights the amendments in a separate email – please note that this is for reference only. I trust that the attached is sufficient to discharge condition 9.

Please can you let me know if there has been any progress in relation to the attached email from Adam on 4 March. As you are aware, works are due to commence on site shortly so if you are able to confirm the information provided within the email is acceptable at your earliest convenience then that would be appreciated.

Kind regards

Dan

From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 08 March 2021 17:41
To: Adam Buxton
Cc: Mark Worcester; Daniel Ramsay
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

yes the CMP will be discharged once the revised document is received.

contam land will be discharged too

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 08 March 2021 17:30
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for providing me with the update.

To confirm, this concludes comments from consultees in respect of Condition 4(a) and 9? Subject to the amendment requested to the CEMP, can you please confirm that these two conditions are satisfied and can be discharged?

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
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From: David Lawless [<mailto:> [REDACTED]]

Sent: 08 March 2021 16:28

To: Adam Buxton <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Subject: CDN/21/0129 - Statutory Consultee Comments

Adam,

Contam Land - they are happy with it

Construction Management Plan - that will need to be amended to make it is clear that the 24 hour work (e.g. concrete pouring) will only go ahead once there is a prior consent in place for that work, i.e. - any extension to MCC's hours of work on construction sites should be applied for under s.61 of CoPA 1974, you can apply for the extension of hours via MCC's website.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 08 March 2021 15:45
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Good Afternoon Dave,

Following on from my email below, please can you confirm if the EHO have provided comments in response to the information submitted to discharge condition 4(a) and 9?

For your awareness I will be on leave from COB today, returning Monday 15th March. In my absence I have asked Dan Ramsay to pick-up queries/actions associated with the discharge of conditions application. Please can you ensure that all correspondence for the remainder of the week is sent to Dan.

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD
T [REDACTED]
M [REDACTED]
D [REDACTED]

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From: Adam Buxton
Sent: 04 March 2021 16:36
To: 'David Lawless' <[REDACTED]>

Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Please see our response to the comments shared from the Flood Risk team at the beginning of the week.

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).

The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02 currently demonstrates the following evidence;

- utility survey and drainage information (Appendix F) that indicates the existing site currently drains via SW MH1 to UU network.
- A pre & post development impermeable area drawing (Appendix E) indicates that the development reduces the impermeable areas across the site.
 - This will result in reduced volume runoff from the development site discharging into the existing network.
 - The assessment included in Section 4.3.1 indicates that the current 2 year discharge rate from the site into the network is 107.2 L/s and that a 50% betterment on this existing rate is to be applied to the proposed site.
 - The peak discharge into the existing network is therefore reduced by 50% volume discharging into the network and by the reduction in impermeable areas.
- The capacity of the existing network is deemed to be suitable to accept the discharge for the proposed site, with 50% peak flow reduction.

For the purposes of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- Soakaway tests to confirm porous pavings are suitable

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are scheduled for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests scheduled for 22nd March. In light of the above we propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could be reached.

- Construction details of porous pavings and Klargester

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas.

The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

In addition to this, please can you also confirm if you have now received a response from the EHO in respect of conditions 4 and 9?

Many Thanks,
Adam

From: Adam Buxton
Sent: 03 March 2021 14:06
To: 'David Lawless' <[REDACTED]>
Subject: RE: CDN/21/0129 - Statutory Consultee Comments

Thanks for the update Dave.

From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 03 March 2021 14:03
To: Adam Buxton <[REDACTED]>
Subject: Re: CDN/21/0129 - Statutory Consultee Comments

highway confirmed no objections this morning

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
Planning
PO Box 532
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M60 2LA

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 03 March 2021 13:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: CDN/21/0129 - Statutory Consultee Comments

Hi Dave,

Thanks for the confirmation.

For awareness, it is currently programmed that works on site are due to commence 15th March. As such, we would be most grateful if you could seek to obtain comments from the EHO and MCC Highways as soon as possible in order to allow for sufficient time to satisfy any arising comments and secure the discharge of Conditions 4 and 9.

I will respond shortly regarding the information to satisfy comments from the Flood Risk Management team.

Kind Regards,
Adam

Adam Buxton

Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 02 March 2021 10:53
To: Adam Buxton <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: Re: CDN/21/0129 - comments of Flood Risk Management

Adam,

just env health and highways

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

Manchester City Council
Planning
PO Box 532

Town Hall
Manchester
M60 2LA

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 01 March 2021 18:01
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129 - comments of Flood Risk Management

Hi Dave,

Thanks for sharing comments regarding Condition 5.

I have shared these with the Project Team and will revert back in due course.

Please can you confirm which consultees you are waiting for to respond?

Many Thanks,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD
T [REDACTED]
M [REDACTED]
D [REDACTED]

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From: David Lawless [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: 01 March 2021 16:21
To: Adam Buxton <[\[REDACTED\]](mailto:[REDACTED])>
Cc: Mark Worcester <[\[REDACTED\]](mailto:[REDACTED])>
Subject: CDN/21/0129 - comments of Flood Risk Management

Adam,

I've only received comments from the Flood Risk Management team so far, please see below:

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required for Condition 5 is:

- Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).
- Soakaway tests to confirm porous pavings are suitable
- Overland flow routes drawing need to include external levels and FFL.
- Construction details of porous pavings and Klargester

The outstanding evidence required for Condition 6 is:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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PO Box 532
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M60 2LA

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>
Sent: 25 February 2021 16:09
To: David Lawless <[REDACTED]>
Cc: Mark Worcester <[REDACTED]>
Subject: RE: CDN/21/0129

Good Afternoon Dave,

Please can you confirm if you have received any comments from consultees in respect of the discharge of condition application for the Christie TCP?

In addition to this, would it also be possible to discuss the requirement of Condition 15 (Off-site Highways) attached to the permission and its current trigger?

Following discussions between the Project Team and MCC Highways Engineers regarding the approval of the s278 junction design, it has come to light that there is still a significant amount of work required to finalise the design and to establish a legal agreement for the works. As such, the timescales for completion of the s278 information required to satisfy the condition conflicts with the '*prior to commencement of the above ground works*' trigger and Vinci's current programme of works for the site.

With this in mind, I would be grateful for an opportunity to discuss the need for a non-material amendment application to vary the trigger for the condition. A variation to the trigger of the condition would provide Vinci with sufficient time to secure an agreement with MCC Highways for the s278 works whilst allowing works to commence on site above ground. It would also ensure that the City Council is able to consider the detailed technical drawings for the proposed off-site highways works at a more appropriate point in the construction programme.

The variation of the condition to be sought would seek to ensure that the detailed technical drawings of the proposed off-site works are approved and implemented prior to first occupation of the development. It is considered that such a variation would not alter the overarching purpose or requirement of the condition.

I would be grateful for your thoughts on the above.

Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

[REDACTED]

M [REDACTED]

D [REDACTED]

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From: Adam Buxton

Sent: 22 February 2021 14:45

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129

Good Afternoon Dave,

I hope all is well.

Would it be possible to provide an update on the progress of discharge of conditions (LPA Ref: CDN/21/0129) and any consultee comments you have received thus far?

Kind Regards,

Adam

From: Adam Buxton

Sent: 16 February 2021 11:31

To: 'Dave Lawless' <[REDACTED]>

Subject: CDN/21/0129 and 129392/NMC/2021

Good Morning Dave,

Thanks for your response regarding the samples required to satisfy Condition 3.

With regard to the 'live' Discharge of Conditions (LPA Ref: CDN/21/0129) and Non-Material Amendment (LPA Ref: 129392/NMC/2021) applications, please can you provide me with any consultee comments once received.

Vinci are keen to commence works and are keen to resolve any issues or queries that arise as soon as possible.

Many Thanks,

Adam

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Fw: Planning application CDN/21/0129 consultation - Car Park A

David Lawless <[REDACTED]>

Mon 15/03/2021 16:09

To: Oliver Timmins <[REDACTED]>

📎 1 attachments (104 KB)

CCP-AJP-XX-SK-PL-210304 - GRASSCRETE DRAINAGE DETAIL-Layout1.pdf;

Oliver,

Any chance you can look at this today or tomorrow? We've now got councillor involvement and fears that the discharge process is going to delay this Christie car park.

If it can't be fully discharged maybe we can come up with some wording that will allow us to partially discharge this condition.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: David Lawless <[REDACTED]>

Sent: 08 March 2021 16:09

To: Flood Risk Management <[REDACTED]>

Subject: Planning application CDN/21/0129 consultation - Car Park A

Oliver

Since receiving your comments the applicant has submitted the additional information below, as well as the attached documents, will this suffice?

- **Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).**

[The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02](#)

currently demonstrates the following evidence;

- utility survey and drainage information (Appendix F) that indicates the existing site currently drains via SW MH1 to UU network.
- A pre & post development impermeable area drawing (Appendix E) indicates that the development reduces the impermeable areas across the site.
 - This will result in reduced volume runoff from the development site discharging into the existing network.
 - The assessment included in Section 4.3.1 indicates that the current 2 year discharge rate from the site into the network is 107.2 L/s and that a 50% betterment on this existing rate is to be applied to the proposed site.
 - The peak discharge into the existing network is therefore reduced by 50% volume discharging into the network and by the reduction in impermeable areas.
- The capacity of the existing network is deemed to be suitable to accept the discharge for the proposed site, with 50% peak flow reduction.

For the purposes of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- **Soakaway tests to confirm porous pavings are suitable**

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are scheduled for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests scheduled for 22nd March. In light of the above we propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could be reached.

- **Construction details of porous pavings and Klargester**

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas.

The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate

Manchester City Council,

[REDACTED]

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PO Box 532
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M60 2LA

Web address: www.manchester.gov.uk

From: Flood Risk Management <[REDACTED]>
Sent: 26 February 2021 14:11
To: Planning <[REDACTED]>
Cc: David Lawless <[REDACTED]>
Subject: RE: Planning application CDN/21/0129 consultation - Car Park A

Hi Lisa,

Please find attached my comments for CDN/21/0129.

Kind Regards,

Oliver

Oliver Timmins
Engineer (Flood Risk Management)
Mobile: [REDACTED]
Email: [REDACTED]

Lead Local Flood Authority
Highways
Growth & Development and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

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-----Original Message-----

From: [REDACTED] <[REDACTED]>
Sent: 15 February 2021 12:08
To: Flood Risk Management <[REDACTED]>
Subject: Planning application CDN/21/0129 consultation - Car Park A

Please see attached consultation letter for application CDN/21/0129.

Regards,
Lisa Doherty
Technical Support Team, Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

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RE: Planning application CDN/21/0129 consultation - Car Park A

Oliver Timmins <[REDACTED]>

Mon 15/03/2021 16:43

To: David Lawless <[REDACTED]>

Hi David,

Just had a look over the information.

Unfortunately, we are still missing key elements to the proposed drainage design. The main elements being: the confirmation that the below ground conditions will allow for the proposed permeable paving to discharge via infiltration, the other major elements is that we would require a check that the existing drainage network has capacity for the proposed flows.

Both of these elements are crucial in determining that the proposed works will not cause serious localised flood implications on site and to surrounding areas. Therefore, these elements cannot be overlooked.

We also require an overland flow routes assessment and construction details of the Klargester.

I suppose the best way to tackle this one is to maybe adjust the wording of our condition, if you have anything specific in mind?

Happy to discuss further if you want to give me a call on my mobile.

Thanks,

Oliver

Oliver Timmins

Engineer (Flood Risk Management)

Mobile: [REDACTED]

Email: [REDACTED]

Lead Local Flood Authority
Highways
Growth & Development and Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Web: <http://www.manchester.gov.uk>

From: David Lawless <[REDACTED]>

Sent: 15 March 2021 16:09

To: Oliver Timmins <oliver.timmins@manchester.gov.uk>

Subject: Fw: Planning application CDN/21/0129 consultation - Car Park A

Oliver,

Any chance you can look at this today or tomorrow? We've now got councillor involvement and fears that the discharge process is going to delay this Christie car park.

If it can't be fully discharged maybe we can come up with some wording that will allow us

to partially discharge this condition.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: David Lawless <[REDACTED]>
Sent: 08 March 2021 16:09
To: Flood Risk Management <[REDACTED]>
Subject: Planning application CDN/21/0129 consultation - Car Park A

Oliver

Since receiving your comments the applicant has submitted the additional information below, as well as the attached documents, will this suffice?

- **Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems)).**

The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02 currently demonstrates the following evidence;

- utility survey and drainage information (Appendix F) that indicates the existing site currently drains via SW MH1 to UU network.
- A pre & post development impermeable area drawing (Appendix E) indicates that the development reduces the impermeable areas across the site.
 - This will result in reduced volume runoff from the development site discharging into the existing network.
 - The assessment included in Section 4.3.1 indicates that the current 2 year discharge rate from the site into the network is 107.2 L/s and that a 50% betterment on this existing rate is to be applied to the proposed site.
 - The peak discharge into the existing network is therefore reduced by 50% volume discharging into the network and by the reduction in impermeable areas.

- The capacity of the existing network is deemed to be suitable to accept the discharge for the proposed site, with 50% peak flow reduction.

For the purposes of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- **Soakaway tests to confirm porous pavings are suitable**

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are scheduled for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

This was identified as a requirement within Section 6.0 of the AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02.

Works on site are currently scheduled to commence on 19th March 2021 and the BRE365 compliant tests scheduled for 22nd March. In light of the above we propose that the findings of the compliant tests are issued to the LPA to formally satisfy the comments following commencement of works on site. For the purposes of the commencement of works, it is considered that the existing surface of the site demonstrates that the introduction of porous paving is suitable and viable. To proceed with this course of actions we would be grateful if an informal written agreement could be reached.

- **Construction details of porous pavings and Klargester**

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas. The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,



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Planning
PO Box 532
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Manchester
M60 2LA

Web address: www.manchester.gov.uk

From: Flood Risk Management <[REDACTED]>
Sent: 26 February 2021 14:11
To: Planning <[REDACTED]>
Cc: David Lawless <[REDACTED]>
Subject: RE: Planning application CDN/21/0129 consultation - Car Park A

Hi Lisa,

Please find attached my comments for CDN/21/0129.

Kind Regards,

Oliver

Oliver Timmins
Engineer (Flood Risk Management)
Mobile: [REDACTED]
Email: oliver.timmins@manchester.gov.uk

Lead Local Flood Authority
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-----Original Message-----

From: [REDACTED] <[REDACTED]>
Sent: 15 February 2021 12:08
To: Flood Risk Management <[REDACTED]>
Subject: Planning application CDN/21/0129 consultation - Car Park A

Please see attached consultation letter for application CDN/21/0129.

Regards,
Lisa Doherty
Technical Support Team, Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

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Re: Planning application CDN/21/0129 consultation - Car Park A

David Lawless <[REDACTED]>

Mon 15/03/2021 17:07

To: Oliver Timmins <[REDACTED]>

Oliver, thanks for that.

I think the condition is probably ok, it's just a last minute rush with this one - the developer not us! Under normal circumstances I'd say tough and wouldn't discharge the condition but I think I'll have to partially discharge it with the caveat that they have to provide the info you've asked for.

Thanks again.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Oliver Timmins <oliver.timmins@manchester.gov.uk>

Sent: 15 March 2021 16:43

To: David Lawless <[REDACTED]>

Subject: RE: Planning application CDN/21/0129 consultation - Car Park A

Hi David,

Just had a look over the information.

Unfortunately, we are still missing key elements to the proposed drainage design. The main elements being: the confirmation that the below ground conditions will allow for the proposed permeable paving to discharge via infiltration, the other major elements is that we would require a check that the existing drainage network has capacity for the proposed flows.

Both of these elements are crucial in determining that the proposed works will not cause serious localised flood implications on site and to surrounding areas. Therefore, these elements cannot be overlooked.

We also require an overland flow routes assessment and construction details of the Klargester.

I suppose the best way to tackle this one is to maybe adjust the wording of our condition, if you have anything specific in mind?

Happy to discuss further if you want to give me a call on my mobile.

Thanks,

Oliver

Oliver Timmins
Engineer (Flood Risk Management)

Mobile: [REDACTED]

Email: [REDACTED]

Lead Local Flood Authority
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PO Box 532 Town Hall
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M60 2LA

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Sent: 15 March 2021 16:09
To: Oliver Timmins <oliver.timmins@manchester.gov.uk>
Subject: Fw: Planning application CDN/21/0129 consultation - Car Park A

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Growth and Development Directorate
Manchester City Council,

[REDACTED]

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PO Box 532

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Web address: www.manchester.gov.uk

From: David Lawless <[REDACTED]>
Sent: 08 March 2021 16:09
To: Flood Risk Management <[REDACTED]>
Subject: Planning application CDN/21/0129 consultation - Car Park A

Oliver

Since receiving your comments the applicant has submitted the additional information below, as well as the attached documents, will this suffice?

- **Evidence that the existing system (from SW MH1 to outfall to UU network has sufficient capacity (as existing network partly discharges to other systems).**

The AJP Drainage Strategy Report CCP-AJP-XX-00-RP-C-3010_RevP02 currently demonstrates the following evidence;

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For the purposed of the discharge of the condition, it is considered that the information provided within the Drainage Strategy is sufficient evidence to close out this action.

- **Soakaway tests to confirm porous pavings are suitable**

It is noted from site visits that the site currently utilises a Grasscrete surface, which provides a strong indication that the proposed porous paving scheme is viable.

BRE365 compliant tests are schedule for the 22nd March 2021 – This is the first opportunity the current design team has had to take possession of the site to undertake the testing, and will be used to substantiate the infiltration proposals and determine the required depth to the granular sub-base to attenuate the runoff.

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- **Construction details of porous pavings and Klargester**

Please see attached typical sketch detail CCP-AJP-XX-SK-PL-210304 – detailing the proposed construction detail to the porous paving areas. The Petrol interceptor will be to the manufacturers standard details by Klargester or similar. The final product selection will be confirmed by the groundworks sub-contractor.

regards

David Lawless,
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Manchester City Council,

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Web address: www.manchester.gov.uk

From: Flood Risk Management <[REDACTED]>
Sent: 26 February 2021 14:11
To: Planning <[REDACTED]>
Cc: David Lawless <[REDACTED]>
Subject: RE: Planning application CDN/21/0129 consultation - Car Park A

Hi Lisa,

Please find attached my comments for CDN/21/0129.

Kind Regards,

Oliver

Oliver Timmins
Engineer (Flood Risk Management)

8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C1000&data=mUtFQ4CST03vgqeEtdNZgt4hVnHwm3JSjicvfoHeNIM%3D&reserved=0> for further information.

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FW: Decision notice for application CDN/21/0129

Adam Buxton <[REDACTED]>

Tue 16/03/2021 12:01

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

 1 attachments (111 KB)

ufm34.pdf;

Hi Dave,

Thanks for sharing the Decision Notice for CDN/21/0129.

The decision notice details that Condition 5 is partially discharged, with the full discharge been subject to submission of additional information.

For the avoidance of doubt please can you confirm that this partial discharge is sufficient to allow works to commence this Friday 19th? And that the additional information requested can follow thereafter? In respect of the additional information, is there a timescale for submission of the information following commencement of works?

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Kind Regards,
Adam

Adam Buxton
Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]

M [REDACTED]

D [REDACTED]

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-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]]
Sent: 16 March 2021 10:54
To: Adam Buxton <[REDACTED]>
Subject: Decision notice for application CDN/21/0129

Please find attached the Decision notice for your recent application under reference CDN/21/0129.

Regards,

Lisa Doherty

Technical Support Team, Planning, Manchester City Council, P O Box 532, Manchester M60 2LA

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Re: Decision notice for application CDN/21/0129

David Lawless <[REDACTED]>

Tue 16/03/2021 13:10

To: Adam Buxton <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Adam,

Yes you can start.

In terms of submitting the information requested, no timetable so long as works on site don't prejudice delivery of the correct drainage scheme the submit them once the info becomes available or the tests have been undertaken.

In terms of the working hours, I'll chase Env Health.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>

Sent: 16 March 2021 12:01

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Subject: FW: Decision notice for application CDN/21/0129

Hi Dave,

Thanks for sharing the Decision Notice for CDN/21/0129.

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For the avoidance of doubt please can you confirm that this partial discharge is sufficient to allow works to

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Re: Decision notice for application CDN/21/0129 - Condition 5

David Lawless <[REDACTED]>

Wed 09/06/2021 18:00

To: Adam Buxton <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Dear All,

You'll need to apply again separately and upload the documents provided by the link.

regards

David Lawless,
Senior Planner,
Development Management South,
Planning, Building Control and Licensing
Growth and Development Directorate
Manchester City Council,

[REDACTED]

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

Web address: www.manchester.gov.uk

From: Adam Buxton <[REDACTED]>

Sent: 03 June 2021 10:01

To: David Lawless <[REDACTED]>

Cc: Mark Worcester <[REDACTED]> Daniel Ramsay <[REDACTED]>

Subject: Decision notice for application CDN/21/0129 - Condition 5

Good Morning Dave,

I am email in respect of Condition 5 attached to the abovementioned application and further to our correspondence below.

Condition 5 is currently partially discharged with the following information required for a full discharge. Response to each of the points are set out below.

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

[Response] Since determination of the discharge of conditions application GRM, on behalf of AJP, have undertaken additional BRE365 compliant soakaway testing. The testing has demonstrated that infiltration drainage is not in fact a viable option for the proposed

development. As such the proposed surface water Drainage Strategy has been revised appropriately with areas of the site to be drained via porous surfaces, will be non-infiltration techniques with perforated underdrains used to collect the runoff and convey it into the proposed surface water drainage network. Essentially, 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.

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

[Response] Section 4.3.1 of the AJP Drainage Strategy Report 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, by inspection our assessment is that the existing surface water network should have sufficient capacity for the proposed flow.

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

[Response] Below Ground Drainage Exceedance Flow Paths (Ref: TCP AJP XX XX DR C – 900105 Rev 04) has been prepared to detail overland flow routes.

[Response] The construction details of the Klargestor is a typical off the shelf detail – please can you confirm the level of detail required by the consultee?

The revised suite of information of relevance to Condition 5 can be accessed here -

https://alanjohnstonpartnership-my.sharepoint.com/:f:/g/personal/paullayton_ajpltd_co_uk/EnKP7peCKixMk4gWpOAG7k4BWoNI0Fx8PKuFeg2qcl32qg?e=8bLRs8

I trust that the information included within the link and the detailed provide above is sufficient to secure a full discharge of the condition. With this in mind, please can you advise as to how we should proceed given the current status of discharge?

I will be on annual leave after today returning w/c 14th June – please can you liaise with Dan Ramsay / Mark Worcester (both cc'd) regarding the above.

Many Thanks,

Adam

Adam Buxton
Senior Planner

Turley

1 New York Street
Manchester M1 4HD

T [REDACTED]
M [REDACTED]

D [REDACTED]

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