

28 January 2020

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitterealstate.co.uk

lfeekins@deloitte.co.uk

F.A.O Emily Booth

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

Dear Emily,

**Our Town Hall Project – Albert Square and Surrounding Public Realm
Application for Discharge of Conditions - Planning Permission 124918/VO/2019**

Please find enclosed an application for the discharge of the pre-commencement element of Condition 11 attached to Planning Permission 124918/VO/2019. The Applicant is Manchester City Council.

For clarity, the description of development for Full Planning Permission 124918/VO/2019 is as follows:

"CITY COUNCIL DEVELOPMENT Refurbishment and expansion of Albert Square public realm, including its continued use for temporary events and activities throughout the year; works to include: the installation of a new surface water drainage scheme, removal of existing trees and replacement tree planting and soft landscaping; installation of new lighting columns, wayfinding signage and street furniture; creation of new sloped access to the Town Hall entrances; highways and servicing access works, and associated works."

The table below confirms the documents submitted in support of this application for the partial discharge of condition 11 as agreed with the Local Planning Authority on Friday 24th January 2020.

Condition Wording	Part of condition to be discharged	Submission Document(s)
Planning Permission 124918/VO/2019		
11) Notwithstanding the details as set out within condition 2 no development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above drainage condition the following additional information has to be provided: Maximise use of green SuDS in design to include consideration of rain gardens, use of permeable surfaces, Suds enabled tree pits, soakaways,	The information submitted with the original planning application is re-submitted to secure partial discharge of Condition 11 to facilitate commencement of development and installation of the temporary drainage connection required to set up the site cabins. The temporary	- OTH-RAM-XX-XX-RPT-C-0018 Below Ground Drainage and Operations Maintenance Public Realm - OTH-RAM-XX-XX-RPT-C-0017 Below Ground Surface Water Drainage Strategy Public Realm - OTH-RAM-XX-XX-RPT-C-0005 Flood Risk Assessment

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

© 2020 Deloitte LLP. All rights reserved.

Condition Wording	Part of condition to be discharged	Submission Document(s)
Planning Permission 124918/VO/2019		
infiltration trenches, swales, soakaways, rain gardens and permeable surfaces; - Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area; - Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building. Hydraulic calculation needs to be provided; - Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site; and, - Construction details of flow control and SuDS attenuation elements. The development shall be constructed in accordance with the approved details within an agreed timescale.	connection utilises part of the future permanent drainage system. As per the correspondence received from the Lead Local Flood Authority dated 19.12.19 this information was considered to be acceptable and therefore sufficient to discharge this condition. The remaining element to be agreed is with MCC Highways – final details of the drainage design will be re-submitted once this is confirmed to secure full discharge.	- OTH-RAM-EE-XX-DWG-C-1100 P04 Proposed Drainage Sheet 1 of 3 - OTH-RAM-EE-XX-DWG-C-1101 P06 Proposed Drainage Sheet 2 of 3 - OTH-RAM-EE-XX-DWG-C-1102 P04 Proposed Drainage Sheet 3 of 3 - OTH-RAM-EE-XX-DWG-C-1200 P06 Manhole Schedules - OTH-RAM-EE-XX-DWG-C-1501 P01 Proposed Exceedance Flow Path - Mark-up of OTH-RAM-EE-XX-DWG-C-1101 P06 Proposed Drainage Sheet 2 of 3 showing extent of permanent drainage required to facilitate temporary drainage to site cabins and welfare accommodation

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

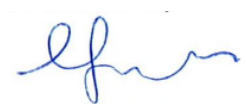
- Application forms for the discharge of conditions;
- OTH-RAM-XX-XX-RPT-C-0018 Below Ground Drainage and Operations Maintenance Public Realm;
- OTH-RAM-XX-XX-RPT-C-0017 Below Ground Surface Water Drainage Strategy Public Realm;
- OTH-RAM-XX-XX-RPT-C-0005 Flood Risk Assessment;
- OTH-RAM-EE-XX-DWG-C-1100 P04 Proposed Drainage Sheet 1 of 3;
- OTH-RAM-EE-XX-DWG-C-1101 P06 Proposed Drainage Sheet 2 of 3;
- OTH-RAM-EE-XX-DWG-C-1102 P04 Proposed Drainage Sheet 3 of 3;
- OTH-RAM-EE-XX-DWG-C-1200 P06 Manhole Schedules;
- OTH-RAM-EE-XX-DWG-C-1501 P01 Proposed Exceedance Flow Path; and,
- Mark-up of OTH-RAM-EE-XX-DWG-C-1101 P06 Proposed Drainage Sheet 2 of 3 showing extent of permanent drainage required to facilitate temporary drainage to site cabins and welfare accommodation.

The application fee of £116 for the application to agree details reserved by a condition will be paid through internal transfer.

We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the partial discharge of the conditions outlined above, to allow works to commence on site.

If you require any further details, please do not hesitate to contact my colleague Hannah Shine (0161 455 8014) / hshine@deloitte.co.uk).

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'L Feekins', written over a horizontal line.

Laura Feekins
For Deloitte LLP