
Fwd: [EXT] CDN/19/1016 C23 - podium attenuation

1 message

Angela Leckie <a.leckie@manchester.gov.uk>
To: Planning MCC <Planning.tst@manchester.gov.uk>

17 February 2020 at 17:33

Hi this e-mail and attachments for uploading please

Thanks

Angela
Angela Leckie
Senior Planner
City Centre Team

Tel (External) 0161 234 4651
Tel (Internal) 80034651
email a.leckie@manchester.gov.uk
www.manchester.gov.uk
Postal Address
Angela Leckie
City Centre Team
Planning
Growth and Development
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532,
Manchester, M60 2LA

----- Forwarded message -----

From: **Shine, Hannah** <hshine@deloitte.co.uk>
Date: Mon, 17 Feb 2020 at 17:00
Subject: RE: [EXT] CDN/19/1016 C23 - podium attenuation
To: a.leckie@manchester.gov.uk <a.leckie@manchester.gov.uk>
Cc: Grant, Eve <evgrant@deloitte.co.uk>

Hi Angela,

Apologies for the delay in responding on this point.

I think that the term 'blue roof' is a bit confusing as it is technically a reserve capacity within the landscaping and is not fixed to any of the roofs of the buildings, therefore I will refer to it as the 'podium attenuation'.

As each of the buildings are being occupied separately (Building 3 in April, Building 1 in July, and Building 2 in September) the landscaping proposals will also be delivered in sections to accompany each of the buildings. Therefore, unfortunately the podium attenuation will not be fully implemented ahead of occupation of the first building. The best way to understand the phased completion of the landscaping and the location of the podium attenuation within the landscaping proposals is through comparing plans 'Slab levels and screed ground floor- 252194-LLP-90-SW-L00-DPL-L-0008' and 'Podium Attenuation Phasing Plan- 200211_GF'.

In order to provide evidence that the full podium attenuation scheme will be implemented and completed, I have included details of its specification below, along with a strategy on how to discharge Condition 23.

Podium Attenuation Specification

The podium attenuation is a slotted membrane (AquaDrain 50) that runs within the landscaping proposals to absorb / hold water to stop an impactful effect on the surrounding water network and increasing the risks of flooding during these extreme events. The extent of the membrane is shown in attached plan 252194-LLP-90-SW-L00-DPL-L-0008 (slab levels and screed ground floor). AquaDrain 50 is the proposed water attenuation membrane to be used (specification attached). Attached sections 252194-LLP-90-SW-L00-DSE-L-0101 (detailed sections courtyard landscape sheet 1) and 252194-LLP-90-SW-L00-DSE-L-0102 (detailed sections courtyard landscape sheet 2) demonstrates the AquaDrain 50's location within the scheme. It is proposed that a waterproof barrier is laid first to stop water leaking into the carpark below, AquaDrain 50 drainage cells are then laid upon this, with compacted sand bedding on top and finally a permeable paving is laid on top of this.

There will be very minimal maintenance after this as the attenuation will work as one system.

Details attached set out the specification of the proposed podium:

- AquaDrain 50 membrane
- Detailed sections courtyard landscape sheet 1- 252194-LLP-90-SW-L00-DSE-L-0101
- Detailed sections courtyard landscape sheet 2- 252194-LLP-90-SW-L00-DSE-L-0102
- Slab levels and screed ground floor- 252194-LLP-90-SW-L00-DPL-L-0008
- Podium Attenuation Phasing Plan- 200211_GF

Phased Delivery

Due to the nature of how the podium attenuation is constructed, it will not be possible for the podium attenuation to be fully implemented ahead of occupation of the first building. Attached plan 'Podium Attenuation Phasing Plan' sets out how which parts of the landscaping proposals will be delivered alongside the buildings.

Condition Discharge

Therefore, as the podium attenuation cannot be fully implemented until the drainage and landscaping works are completed, is it possible to agree a partial discharge based on the information submitted, with the view to follow up with photographic evidence of the podium attenuation for that phase being implemented ahead of each building being occupied?

Many thanks,

Hannah

Hannah Shine

Planner | FA - Real Estate | Deloitte LLP

D: +44 161 455 8014 | M: +44 7976 606992

hshine@deloitte.co.uk | www.deloitterealestate.co.uk

From: Angela Leckie <a.leckie@manchester.gov.uk>

Sent: 23 January 2020 13:24

To: Shine, Hannah <hshine@deloitte.co.uk>

Cc: Grant, Eve <evgrant@deloitte.co.uk>

Subject: Re: [EXT] CDN/19/1016 C23

Hi Hannah

Unfortunately as this is clearly a pre-occupation condition we will need to see this evidence and the installation should have been included in the pre-occupation programme. If we allow the building to be occupied then we lose all our leverage for ensuring delivery of this and undermine our ability to enforce (post occupation we would have to enforce against all occupiers not just the applicant which would be costly for the Council). This is not like Secure by Design or Breeam CDN where we can have some assurance that things are in motion.

Regards

Angela

Angela Leckie

Senior Planner

City Centre Team

Tel (External) 0161 234 4651

Tel (Internal) 80034651

email a.leckie@manchester.gov.uk

www.manchester.gov.uk

Postal Address

Angela Leckie

City Centre Team

Planning

Growth and Development

Manchester City Council

Floor 6 Town Hall Extension

Albert Square

P.O Box 532,

Manchester, M60 2LA

On Thu, 23 Jan 2020 at 12:22, Shine, Hannah <hshine@deloitte.co.uk> wrote:

Hi Angela,

Many thanks for following up with Zorica.

I have spoken with the client and can confirm that the blue roof has not been implemented yet, as the base of the roof needs to be waterproofed ahead of its installation. However, once the blue roof has been installed there will be very limited maintenance required as it is essentially a base layer on top on the roof which can 'hold water' in the event of a flash flood to avoid impact on the surrounding drainage systems.

On this basis, please can we proceed with a partial discharge of this condition whereby we send you the specification of the blue roof, and then follow up with the photographic evidence of its installation at a later date? Please can you confirm if this approach is acceptable.

Many thanks,

Hannah

Hannah Shine

Planner | FA - Real Estate | Deloitte LLP

D: +44 161 455 8014 | M: +44 7976 606992

hshine@deloitte.co.uk | www.deloittereal estate.co.uk

From: Angela Leckie <a.leckie@manchester.gov.uk>

Sent: 23 January 2020 08:00

To: Shine, Hannah <hshine@deloitte.co.uk>

Subject: Re: [EXT] CDN/19/1016 C23

Hi Hannah

I have liaised with Zorica she confirms that we have discharged the condition 22. The submitted document 252194-LPP-90-SW-L00-DPL-L-0008.pdf from your email shows the blue roof. Condition 23 is requesting the photographic evidence that this roof /podium was constructed and information on its maintenance.

Regards

Angela

Angela Leckie
Senior Planner
City Centre Team

Tel (External) 0161 234 4651

Tel (Internal) 80034651

email a.leckie@manchester.gov.uk

www.manchester.gov.uk

Postal Address

Angela Leckie
City Centre Team

Planning

Growth and Development

Manchester City Council

Floor 6 Town Hall Extension

Albert Square

P.O Box 532,

Manchester, M60 2LA

On Tue, 14 Jan 2020 at 16:36, Shine, Hannah <hshine@deloitte.co.uk> wrote:

Hi Angela,

As discussed, Zorica has agreed the proposed drainage strategy through the discharge of condition 22, leaving condition 23 irrelevant to the scheme as we are not including a sustainable urban drainage system in the scheme.

I have attached what was submitted to discharge condition 22 as well as the condition discharge decision letter.

Please let me know if you would like any further details or have any questions.

Many thanks,

Hannah

Hannah Shine

Planner | FA - Real Estate | Deloitte LLP

D: +44 161 455 8014 | M: +44 7976 606992

hshine@deloitte.co.uk | www.deloittereal estate.co.uk

From: Angela Leckie <a.leckie@manchester.gov.uk>

Sent: 09 January 2020 17:49

To: Shine, Hannah <hshine@deloitte.co.uk>

Subject: [EXT] CDN/19/1016 C23

Hi Hannah

Please see attached for your response

Regards

Angela

Angela Leckie

Senior Planner

City Centre Team

Tel (External) 0161 234 4651

Tel (Internal) 80034651

email a.leckie@manchester.gov.uk

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Manchester, M60 2LA

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10 attachments

 **Elastocoat-C-BBA-Certification(1).pdf**
571K

 **New Square.pdf**
122K

 **podium attenuation phasing plan 200211_GF.pdf**
1047K

 **252194-LPP-90-SW-L00-DPL-L-0008.pdf**
1257K

 **252194-LPP-90-SW-L00-DSE-L-0101.pdf**
630K

 **252194-LPP-90-SW-L00-DSE-L-0102.pdf**
612K

 **252194-LPP-90-SW-L00-DSE-L-0108.pdf**
573K



252194-LPP-90-SW-L00-DSE-L-0110.pdf

736K



Aquadrain 50 Brochure.pdf

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Elastocoat C 6335-101 TDS.PDF

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