MANCHESTER CITY COUNCIL

Planning MCC <planning@manchester.gov.uk>

Fwd: 124268/FO/2019 - Manchester College Of Arts And Technology

1 message

Sue Wills <s.wills@manchester.gov.uk> 28 August 2019 at 09:32
To: Planning MCC <planning.tst@manchester.gov.uk>

Please can the email and attachments be logged in the doc vault for 124268.

Thanks
Sue Wills
Principal Planner
Development Management North
Planning
Growth and Development Directorate.
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---------- Forwarded message ---------
From: **Nick Richardson** <Nick.Richardson@reiachandhall.co.uk>
Date: Tue, 13 Aug 2019 at 17:13
Subject: RE: 124268/FO/2019 - Manchester College Of Arts And Technology
To: Sue Wills <s.wills@manchester.gov.uk>
Cc: 4457 Team Email (Pearson Fraser Ltd (Manchester)) <LTEOpenshaw@pearsonfraser.com>, Niall Wright (The Manchester College (Openshaw)) <NWright@tmc.ac.uk>, Cathy Gates (The Manchester College (Openshaw)) <CGates@tmc.ac.uk>, Andrew Williams (andrew.williams@bdp.com) <andrew.williams@bdp.com>, Chris Goodwin (BDP (Manchester)) <Chris.Goodwin@bdp.com>, Peter Ridge (BDP (Manchester)) <peter.ridge@bdp.com>, James Grimley <James.Grimley@reiachandhall.co.uk>, Lyle Chrystie <Lyle.Chrystie@reiachandhall.co.uk>

Dear Sue,

We refer to the Pre-commencement Conditions issued to us on 9th August 2019 relating to application 124268/FO/2019 and would ask that you consider amending the wording of the conditions in line with the following observations:

Condition 1 states that '*No development shall take place until surface water drainage works have been implemented'.* The implication of this is that these works must be complete before any of the main construction works can commence. In our experience this is unusual and onerous in that it would impose a specific sequence of works onto the main contractor. We would usually expect that the '*details of the implementation, maintenance and management of the scheme have been submitted to and approved by the local planning authority'* before works commence and that the scheme is to be implemented prior to occupation.

Likewise, Condition 2 states that *'no development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority'.* This condition would appear immaterial if the drainage scheme is required to be implemented before development can commence.

In addition to the above comments, the Pre-commencement Conditions have been attached to the development as a whole and do not take into account the proposed phasing of the works. It is the intention that the phasing plan would be as follows:

- Phase 1 & 2 – demolition of existing Electrical Engineering Workshop & Music Studio for which a separate Prior Notification of Demolition application has been made (application number 124016/DEM/2019)
- Phase 3 – Construction of the New Sports and Social Care Building and the Workshop Extension.
- Phase 4 – Internal alterations to the existing Whitworth House, CUBE and Bungalow buildings
- Phase 5 – Demolition of the existing Westlands Building, Nursery and Automotive Workshops and associated car parking and landscaping.
- Phase 6 – Construction of new artificial turf football pitch and associated car parking and landscaping.

We therefore request that the conditions are discharged on a phased basis in line with the works described above. We submit the following drawings in support of this request:

- OS-RHA-XX-00-DR-A-10-0004
- OS-RHA-XX-00-DR-A-10-0005
- OS-RHA-XX-00-DR-A-10-0006
- OS-RHA-XX-00-DR-A-10-0007

If you require any further information or clarification please do not hesitate to contact us.

Regards

From: Sue Wills [mailto:s.wills@manchester.gov.uk]
Sent: 09 August 2019 09:55
To: Nick Richardson <Nick.Richardson@reiachandhall.co.uk>
Subject: 124268/FO/2019 - Manchester College Of Arts And Technology

Dear Nick,

You will have recently received a formal request for a pre-commencement condition in connection with drainage for the above scheme.

For completeness, please see the observations received from Flood Risk Management officers below, including a post commencement condition, relating to the implementation, maintenance and management of the approved drainage scheme.

Condition 1: 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 replacement national standards and details that have been submitted to and approved in writing by the Local Planning Authority.
Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

In order to avoid/discharge the above drainage condition the following additional information has to be provided:
• Maximise use of green SuDS in design;
• 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 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;
• 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;
• Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;
• For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required;
• Hydraulic calculation of the proposed drainage system;

• Construction details of flow control and SuDS elements.

If there is no clear adoption policy in place to take over the proposed drainage system after construction, they suggest the following construction and maintenance condition to be considered by the LPA:

Condition 2: No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
• Verification report providing photographic evidence of construction as per design drawings;
• As built construction drawings if different from design construction drawings;
• Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

I trust the above information will be of assistance to you,

Kind regards

Sue Wills

Principal Planner

Development Management North

Planning

Growth and Development Directorate.

Manchester City Council

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