



16 July 2024

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

5th Floor
1 Old Hall Street
Liverpool
L3 9HF

Tel: 0151 707 2666

Email: info@downing.com
www.downing.com
[LinkedIn.com/company/downing](https://www.linkedin.com/company/downing)

Dear Sir/Madam

**Planning Permission Ref 125573/FO/2019: Plot 11 First Street
Discharge of Planning Condition 12**

I write further to recent correspondence in connection with the above.

I confirm that Downing will own and operate the building and commit to provide the regular maintenance required in accordance with the CIRIA SuDS Manual C753, to ensure the SuDS drainage system performs as designed, in compliance with the AJP report reference FSS-AJP-ZZ-XX-RP-C-3000 section 7.

Complete drainage system inspections will be undertaken twice a year, and after any major storm event, and we will undertake an inspection regime to the component parts of the system in accordance with section 7. In addition, we have a permanent maintenance team on site who will have responsibility for daily inspections of the site as a whole, which will of course identify any immediate issues arising from drainage such as blockages.

Should Downing sell the building this maintenance responsibility will be passed to the new owner via the purchase agreement and contained within the building operation and maintenance manual.

Regards