AshtonHale

Jennifer Atkinson
Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via Planning Portal (ref: PP-14273405)

27th August 2025

Dear Jennifer

Application for the Discharge of Condition 10a of 137399/FO/2023: Full Planning Permission for a PBSA and Life Sciences Development at Upper Brook Street, Manchester

On behalf of our clients, McLaren Property (UBS 1) Ltd and Kadans Science Partner 8 UK Ltd ('the Applicants'), please find enclosed an application made to discharge Condition 10a pursuant to permission 137399/FO/2023 at land bounded by Upper Brook Street, Cottenham Street & Kincardine Road, Manchester, M13 9TD ('the Site'). The permission was granted on 29th November 2024 for the following description of development:

> *Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings*

Material provided as part of this planning application relates to **both** the approved PBSA building and life science building, and is a resubmission of a previous application in order to address outstanding comments.

Condition 10a

Condition 10 states:

a) *Notwithstanding the details submitted in the Flood Risk and Drainage Assessment (PBSA) Civic Engineers and Flood Risk and Drainage Assessment (Sci-Tech January 2024) received by the City Council, as Local Planning Authority, on the 9 January 2024, (a) the development shall not commence (excluding demolition works) until a scheme for the drainage of surface water from that entire development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:*

- *A finalised drainage layout showing all components, outfalls, levels and connectivity, with appropriate easements and/or diversion plans supporting asset layouts;*
- *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;*
- *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 brownfield existing rates, or greenfield runoff rates for connections to watercourses.*
- *An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*
- *Runoff volume in the 1 in 100-year, 6 hours rainfall shall be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*
- *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 45% 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.*
- *Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.*
- *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.*
- *Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.*
- *Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent applications can be made at the following link: https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drain age*
- *For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.*
- *Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.*
    - *Hydraulic calculation of the proposed drainage system;*
    - *Construction details of flow control and SuDS elements*

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

In order to support part a of this condition, HDR Consulting Limited have prepared a Drainage Strategy Technical Note which relates to both the approved PBSA building and the life science building. The note details separate drainage strategies for each development. This technical note presents both strategies together to facilitate a single submission to discharge this condition.

This note has been prepared, alongside a combined drainage strategy drawing (UBS-HDRBB-XX-DR-C-102100 included in Appendix A) and associated calculations included in Appendix B and Appendix C).

To support this submission, a Geo-Environmental Assessment Report prepared by DeltaSimons has also been enclosed.

Summary

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please contact me.

Yours sincerely,

[redacted]

Neil Lucas
Director

[redacted]

AshtonHale Ltd