

Steven McCoombe

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

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Submitted via Planning Portal (ref: PP- 14108999)

Dear Steve

Application for the Re-Discharge of Condition 13 pursuant to 135278/FO/2022: Full Planning Permission for a Student Accommodation Development at St Gabriel's, Oxford Place

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an application to re-discharge Condition 13 of planning permission 135278/FO/2022 at St Gabriel's, Oxford Place, Manchester ('the Site'), which relates to the need for a scheme for surface water drainage works. The permission was granted on 17th March 2023 for the following description of development:

'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'

Condition 13 was originally discharged on 31 May 2024 (LPA ref. CDN/23/0635). This application seeks to re-discharge in line with amendments to the developments design which now includes the introduction of PV. The introduction of the PV panels has been amended through a Section 73 application (LPA ref. PP-14108791), which has been submitted concurrently with this application.

Condition 13

Condition 13 of the planning permission states:

"Notwithstanding details submitted, prior to commencement of development (excluding demolition) a scheme for surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.

In order to avoid/discharge the above drainage condition the following additional information has to be provided:

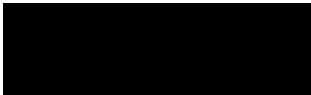
- A finalised drainage layout showing all components, outfalls, levels and connectivity, including connectivity to the public sewer and compliance with easements where applicable;*

- Hydraulic calculation of the proposed drainage system consistent with the finalised drainage layout; including 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.
- Construction details of flow control and SuDS elements."

The updated Surface Water Drainage Strategy which has been prepared by Meinhardt and submitted with this application. This updated design includes increased attenuation capacity, ensuring that the site remains free from flooding even without the implementation of the green roofs previously proposed. The revised strategy remains fully compliant with the Non-Statutory Technical Standards for Sustainable Drainage Systems and continues to follow the SuDS hierarchy, with appropriate use of source control, conveyance, and attenuation features to manage surface water on site.

The construction of the development is progressing in line with the programme, with Practical Completion currently anticipated for 25th July 2025. I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please contact me on the details below.

Yours sincerely,



Rebecca Boston
Planner



Ashton Hale Ltd