

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0113

Date registered valid: 10 February 2025

Proposal: Discharge of condition 11 (drainage) attached to planning permission referenced 137572/JO/2023

Address: Hammerstone Road Depot, Hammerstone Road, Manchester, M18 8EQ

Ward(s): Gorton & Abbey Hey Ward

Applicant: Anna Lucas Manchester City Council

Agent (if any): Mr Andrew Thompson Fletcher-Rae

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 30 April 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 13 February 2025 Expired: 6 March 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

LLFA – 03.04.2025- Further information is required:

- Please clearly mark all limited discharge rates on the drainage layout within the details for each flow control chamber.
- 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. Please provide information to demonstrate compliance.
- Flooding is predicted in the M100 + 40%CC events. An overland flow routes and above ground attenuation plan (HRD-CRU-XX-00-DR-C-92-512-C04) has been provided. However, the manhole/outlet references have not been included on the plan, so it is difficult to cross-reference these with the hydraulic calculations of predicted flood volumes. The following is required: - Please indicate the manhole references on the

overland flow plan so that these can be cross-referenced with the manhole schedule/hydraulic calculations.

- Please provide a Culvert feasibility study and survey findings.
- Applications for Land Drainage Consent are required for the new connections into the northern culverted watercourse.
- Please provide hydraulic calculations which correspond with the surface water network draining to manhole SRH06 (Flow Control Manhole).
- Construction details have been provided for Attenuation Tank 1 & 2. Flow control device/chamber construction details have been provided for the Washdown Area, SRH06, and S28. Drawing HRD CUR XX ZZ DR C 92522-C03 states that "manufacturer will need to confirm that the tank has sufficient strength for this location in accordance with CIRIA C680." The following is required: - Please confirm that the proposed attenuation tanks are in accordance with CIRIA C680. - Please provide construction details for Tank 3 & Tank 4.
- Responses required to the matters raised in connection with CDN/24/0138.

Issues

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Refuse

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Condition no.11 (Drainage)

11) The following reports and plans have been reviewed.

LLFA Correspondence

LFA-09.03.2021 - southern culverted watercourse advice

LFA-05.08.21 existing building discharge unrestricted

LFA- 09.03.21 full retention oil interceptor if connection to watercourse

LLFA 28.07.20 50 % Brownfield reduction in discharge

LLFA e-mail 17.08.22 drainage flow rates

LLFA e-mail 17.08.22 ramp advise in relation to culvert easement

LLFA e-mail 20.07.22 surcharge level watercourse

Discharge of Planning Condition (response to LLFA comments) document ref: HRD-CUR-00-XX-T-RE-006 rev. P01

UU/ EA Correspondence

EA Curtins email 24.08.2018 - grit storage

UU email 24.11.2020 – surface water from grit storage

UU e-mail 03.08.21 - 7l/s lower ground car park

UU e-mail 12.07.21 - lower car park to combined sewer

UU e-mail 20.11.2020 - 5l/s washdown and winter maintenance foul water

EC5754 090522 UU S106 Part 1 public sewer connection Approval notice

EC5754 090522 UU s106 Part 1 private connection approval letter

Drawings

Proposed External Levels plan ref: HRD-CUR-XX-00-DR-C-91-602 – C05

Proposed Ground Floor Drainage plan ref: HRD-CUR-XX-00-DR-C-92-500 – C07

Proposed lower floor drainage plan ref:HRD-CUR-XX-00-DR-C-92-501 CR

Proposed main building drainage plan ref: HRD-CUR-XX-00-DR-C-92-503 P12

Proposed drainage 1:200 layout sheet 1 plan ref: HRD-CUR-XX-00-DR-C-92-504 C07

Existing Catchment plan ref: HRD-CUR-XX-00-DR-C-92-506- P07

Main roof Catchment plan ref: HRD-CUR-XX-00-DR-C-92-507- P06

Proposed drainage 1:200 layout sheet 2 plan ref: HRD-CUR-XX-00-DR-C-92-508 – C03

Retained and abandoned existing drainage plan ref: HRD-CUR-XX-00-DR-C-92-511- P08

Overland Flow Routes and above ground attenuation plan ref: HRD-CUR-XX-00-DR-C-92-512 C04

Existing drainage to be repaired plan ref: HRD-CUR-XX-00-DR-C-92-513 P03

Drainage Details Sheet 1 plan ref: HRD-CUR-XX-00-DR-C-92-520 C02

Drainage Details Sheet 2 plan ref: HRD-CUR-XX-00-DR-C-92-521 C02

Drainage Details Sheet 3 plan ref: HRD-CUR-XX-00-DR-C-92-522 C03

Drainage Details Sheet 4 plan ref: HRD-CUR-XX-00-DR-C-92-523 C03

Drainage Details Sheet 6 plan ref: HRD-CUR-XX-ZZ-DR-C-92-526 C03

Drainage Details Sheet 8 Connections to Culvert plan ref: HRD-CUR-XX-ZZ-DR-C-92-528 P02

Drainage Notes plan ref: HRD-CUR-XX-ZZ-DR-C-92-502 P04

External surfaces plan ref: HRD-CUR-XX-00-DR-C-94-700 C03

Manhole schedule plan ref: HRD-CUR-XX-ZZ-DR-C-92-525 C05

Existing Calculations

AREA A1 - Calc Modified Rational Method 1 Year - Existing

AREA A1 - Calc Modified Rational Method 30 Year - Existing
 AREA A1 - Calc Modified Rational Method 100 Year - Existing
 AREA B1 - Calc Modified Rational Method 1 Year – Existing
 AREA B1 - Calc Modified Rational Method 30 Year - Existing
 AREA B1 - Calc Modified Rational Method 100 Year - Existing
 AREA B2 - Calc Modified Rational Method 1 Year - Existing
 AREA B2 - Calc Modified Rational Method 30 Year - Existing
 AREA B2 - Calc Modified Rational Method 100 Year - Existing
 AREA B3 - Calc Modified Rational Method 1 Year - Existing
 AREA B3 - Calc Modified Rational Method 30 Year - Existing
 AREA B3 - Calc Modified Rational Method 100 Year - Existing
 AREA C - Calc Modified Rational Method 1 Year - Existing
 AREA C - Calc Modified Rational Method 30 Year - Existing
 AREA C - Calc Modified Rational Method 100 Year

There is outstanding information, which is required, and as such the submitted details are not considered sufficient to discharge condition no.11 at this time.

The outstanding matters related to:

- The need for all limited discharge rates on the drainage layout within the details for each flow control chamber to be marked.
- The Runoff volume in the 1 in 100-year, 6 hours rainfall being 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. Please provide information to demonstrate compliance.
- Flooding is predicted in the M100 + 40%CC events, and overland flow routes and above ground attenuation plan (HRD-CRU-XX-00-DR-C-92-512-C04) have been provided. However, the manhole/outlet references have not been included on the plan, so it is difficult to cross-reference these with the hydraulic calculations of predicted flood volumes. The manhole references on the overland flow plan need to be indicated so that these can be cross-referenced with the manhole schedule/hydraulic calculations.
- A Culvert feasibility study and survey findings is required.
- Applications for Land Drainage Consent are required for the new connections into the northern culverted watercourse.
- Hydraulic calculations which correspond with the surface water network draining to manhole SRH06 (Flow Control Manhole) are needed.
- Construction details have been provided for Attenuation Tank 1 & 2, together with flow control device/chamber construction details for the Washdown Area, SRH06, and S28. Drawing HRD CUR XX ZZ DR C 92522-C03 states that “manufacturer will need to confirm that the tank has sufficient strength for this location in accordance with CIRIA C680.” Confirmation that the proposed attenuation tanks are in accordance with CIRIA C680 is required, together with the construction details for Tank 3 & Tank 4.
- Responses required to address the matters which were raised previously in relation to an earlier application to discharge condition no.11.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
United Utilities Water PLC

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

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