

29th April 2025

Delivered via Planning Portal

Robert Griffin
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Rob

**DISCHARGE OF CONDITION 6 PURSUANT TO PLANNING PERMISSION (REF. 141536/FO/2024):
RICHMOND CAR PARK FALLOWFIELD CAMPUS MANCHESTER M14 6YY**

On behalf of University of Manchester ('University' or 'the Applicant'), we are pleased to enclose an application to discharge Condition 6 (Drainage) pursuant to planning permission (ref. 141536/FO/2024) at the above site.

The application is submitted via the Planning Portal (ref. PP-13972736) and comprises the covering letter, application forms and electronic copies of the documents listed below:

- Completed Application Forms
- This Covering Letter
- Drainage Layout (ref: 33445-HYD-XX-XX-DR-C-0500 P05), prepared by Hydrock, now Stantec
- Drainage Management Strategy (ref: 33445-HYD-XX-XX-RP-D-0001 P2), prepared by Hydrock, now Stantec
- Exceedance Plan (ref: LIMES-HYD-XX-XX-DR-C-06000 P01), prepared by Hydrock, now Stantec

The requisite application fee of £298 has been paid online via the Planning Portal.

Background

As Manchester City Council ('MCC') is aware, a full planning permission for the development of a new student accommodation facilities management and support services building has been granted on 24th February 2025 (ref. 141536/FO/2024) ('the Original Permission'). The full wording of the approved development is as follows:

Level 5 Transmission
6 Atherton Street
Manchester
M3 3GS

T 0161 233 7676 turley.co.uk

Erection of a facilities and services building to accommodate catering facilities, maintenance storage space and office space (sui generis use) with associated car parking and landscaping

Condition 6 (Drainage)

Condition 6 states:

"Prior to the installation of any surface water drainage scheme at the site, full details of a surface water drainage scheme designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted to and approved in writing by the City Council, as local planning authority.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development."

To satisfy the requirements of the condition and secure its discharge the following information is submitted:

- Drainage Layout (ref: 33445-HYD-XX-XX-DR-C-0500 P05), prepared by Hydrock, now Stantec;
- Drainage Management Strategy (ref: 33445-HYD-XX-XX-RP-D-0001 P2), prepared by Hydrock, now Stantec; and,
- Exceedance Plan (ref: LIME-HYD-XX-XX-DR-C-06000 P01), prepared by Hydrock, now Stantec.

The information details the proposed surface water drainage scheme, the proposed drainage management strategy, and an exceedance plan which identifies surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed.

Conclusion

I trust that you have the relevant information to validate this application and discharge Condition 6 pursuant to planning permission (ref. 141536/FO/2024).

Should you have any queries, or require more information please contact myself or my colleague Adam Buxton (adam.buxton@turley.co.uk).

Yours sincerely



Melissa Lee Wing Tung
Assistant Planner

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