

Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

29 November 2024

Submitted via the Planning Portal ref. PP-13355469

To whom it may concern,

Application to Discharge Condition 22 ‘Surface Water Drainage’ relating to 35 Fountain Street, Manchester, M2 2AN

CBRE Limited is instructed by our client, 35 Fountain Street Limited, to submit an application to discharge planning condition no. 22 ‘Surface Water Drainage’ attached to planning application 140389/JO/2024 on 26th September 2024.

‘Variation of conditions 2 (approved plans), 8 (cycle store/ basement layout) and 12 (waste management strategy) attached to planning permission 136013/FO/2023 to make elevational alterations, increase in height of lift over run, reconfiguration of the basement layout to increase the plant area and move the location of the cycle parking together with additional landscaped area to the rear of the building, including raised planters’.

This application must also be considered in conjunction with an approved Section 96a non-material amendment ref. 140252/NMC/2024 and 141527/NMC/2024.

Detailed below is a summary of the conditions to which this application relates, alongside the relevant submission documents which fulfil the requirements of these conditions.

Condition 22 – Surface Water Drainage

Condition Wording	Information submitted to fulfil requirement
No development (other than enabling works comprising façade removal) shall take place until surface water drainage works in accordance with Non Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority. This shall include: A finalised drainage layout showing all components, outfalls, levels and connectivity.	The planning permission for 35 Fountain Street constitutes the refurbishment and upward extension of an existing building within the City Centre. As such and coupled with the mass timber construction approach, the ability to incorporate traditional SuDS components into this development is not considered to be practicable for the following reasons: Timber Frame Construction The proposed rooftop extension of 35 Fountain Street is constructed with a mass timber structural frame.

• Maximised integration of green SuDS components (utilising attenuation) if practicable. • Construction details of flow control and SuDS elements. • Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. The approved details shall be in place prior to first use of the building.	The decision to include mass timber as the structural frame is to meet the projects ambitious sustainability aspirations and significantly reduce the embodied carbon of the development to a target of 350kgCO2/m2, and reduce the weight / loading on the existing retained structural frame below. The inclusion of a timber framed extension will be a first for the city of Manchester, and is key driver to meet the project ambition for a highly sustainable commercial development. SuDs Water Risk - Timber Frame Construction Mass timber framed buildings and roofs are more susceptible to the risk of water ingress compared to traditional / less sustainable options like concrete and steel frame construction. As a result, technical and specialist contractor guidance strongly recommends that rainwater should be removed from the roof surfaces as quickly as possible to reduce the risk of water ingress and potential damage to the timber frame. The inclusion of SuDs attenuation contradicts this guidance, as a volume of water will be held on the roof for longer periods of time, increasing the risk of potential water ingress. Water ingress / leaks on a timber framed roofs are significantly more damaging when compared to concrete roofs, as a water leak will fundamentally damage the timber over a period of time, hence technical and contractor advice has been to avoid the blue and green roof SuDs on the scheme. SuDS Options Review The design team explored the following options for the inclusion of SuDs, the below sets out the reasons why these have been discounted: <u>Green Roof</u> Sedum green roof systems were explored however technical and specialist timber frame contractor guidance highly recommends that green roofs aren't installed on timber frames, as they retain rainwater and increase the risk of water ingress and damage to the timber frame if a leak occurs. <u>Blue Green Roof</u> Various manufacturers of blue roof attenuation system have been approached for design input. As a result of the mass timber frame requiring that roof waterproofing and insulation being laid to falls to rain water outlets, these systems are not compatible, as
--	--

	blue roof attenuation products require a flat roof to be feasible. Conclusion As a result of the timber frame construction to achieve ambitious / beneficial sustainability targets and loading requirements on the existing retained frame, specialist technical guidance has confirmed that the inclusion of SuDs rainwater attenuation is not practicable on 35 Fountain Street, as it is not compatible with the timber structural frame and also proposes significant water ingress risk. It is therefore proposed that planters across the Level 9 accessible roof terrace will include self-contained rainwater attenuation within the buildup / base of the planter product, providing a degree of SuDs within the development. An indicative floorplan and section prepared by Bennetts Architects have been provided as part of this submission with further detail to be provided under the discharge of planning condition 9. Below ground drainage layouts have been prepared by HTS and above ground drainage layouts have been prepared by Max Fordam.
--	---

Summary

The application has been submitted electronically via the Planning Portal Ref. PP-13355469 The application fee of £215 has been paid directly to the Planning Portal.

I trust that the information submitted with this application is appropriate and that the application can now be registered and validated. Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely,

Laura Pennington
Senior Planner
CBRE National Planning & Development