

Our Ref: EH/RM/04C201550

Your Ref: PP-13523377

7<sup>th</sup> November 2024

Jennifer Atkinson  
Planning  
Building and Licencing  
Manchester City Council  
P.O. Box 532  
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Manchester  
M60 2LA

**Submitted via Planning Portal: PP-13523377**

Dear Jen,

**APPLICATION FOR DISCHARGE OF CONDITIONS 6 (SCHEME FOR SURFACE WATER DRAINAGE), 7 (CONTAMINATION VERIFICATION REPORT), 10 (DETAILS OF THE IMPLEMENTATION, MAINTENANCE AND MANAGEMENT OF THE SUSTAINABLE DRAINAGE SCHEME), 12 (BIRD AND BAT BOXES) AND 17 (LIGHTING SCHEME AND SCHEME FOR ILLUMINATION) IN RELATION TO PLANNING PERMISSION FOR THE ERECTION OF A NEW EDUCATIONAL FACILITY (USE CLASS F1(A)) WITH ASSOCIATED AMENITY SPACE, SERVICING, ACCESSIBLE PARKING BAYS, CYCLE STORAGE AND OTHER WORKS (LPA REF: 136492/FO/2023) ON LAND OFF GREAT DUCIE STREET, MANCHESTER**

Avison Young has been instructed by The LTE Group to formally submit the enclosed information which seeks to discharge Conditions 6, 7, 10, 12 and 17 attached to the above planning permission ref. 136492/FO/2023 that was granted by Manchester City Council on 18th August 2023.

All the submission material to support the application has been submitted via the Planning Portal (Ref: PP-13523377). The application fee of £215 (including £70 Planning Portal Service Charge) has been paid via BACS payment.

**Condition 6 (as amended by 139403/NMC/2024): Scheme for Surface Water Drainage**

Condition 6 states:

*"Notwithstanding the details submitted on the Drainage Strategy prepared by AECOM received by the City Council, as Local Planning Authority, on the 16 March 2023 and emails from Ed Harvey of Avison Young dated the 21 and 22 June 2023,*

- a. *the development shall not commence until a scheme for the drainage of surface water from that phase of the new 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 including confirmed as-built information where reliant on phase 1 infrastructure;*
  - *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, to a maximum of 16 l/s.*
  - *Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable 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) and managed within the proposed development boundary. 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.*
  - *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 including all parameters of the model;*
  - *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 response to Condition 6, the following plans and accompanying information has been submitted:

- The Manchester College Phase 2: Drainage Strategy Layout (Ref: CCPH2-ACM-Z0-XX-DR-C-6000 Rev. C01)
- The Manchester College Phase 2: Manhole Details (Ref: CCPH2-ACM-Z0-XX-DR-C-6002 Rev. C02)
- The Manchester College Phase 2: Long Sections (Ref: CCPH2-ACM-Z0-XX-DR-C-6005 Rev. C01)
- The Manchester College Phase 2: Manhole Schedule External Phase (dated 07.10.24)
- The Manchester College Phase 2: Siphonic Roof Drainage Plan (Ref: CCPH2-SAP-ZZ-XX-DR-X-0001 Rev. C01)
- CDN/24/0289 Responses

**Condition 7 (Contamination Verification Report)**

Condition 7 states:

- (a) *"The development shall be carried out in accordance with the completion report prepared by LKC dated 15th June 2022 reference LKR191016 from the phase 1 development, LK Consult memo dated 22nd June 2023 reference LKR-191016 received by the City Council, as Local Planning Authority, on the 18 July 2023 and LK Consult remediation strategy report ref CLR 19 1016/PD06012020 dated January 2020 received by the City Council, as Local Planning Authority, on the 16 August 2023*
- (b) *When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the first occupation of the residential element of the development.*

*In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy".*

In response to condition 7, the following information has been submitted:

- Manchester College Campus Phase 2 Development letter by LK Remediate (Ref: LKR191016, dated 22<sup>nd</sup> June 2023)

**Condition 10 (Details of the Implementation, Maintenance and Management of the Sustainable Drainage Scheme)**

Condition 10 reads:

*"Prior to the first use of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:*

- *Verification reporting providing photographic evidence of construction;*
- *Management and maintenance plan for the lifetime of the development which shall include the arrangements 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 management and maintenance plan shall be implemented upon first use of the development and thereafter retained and maintained".*

In response to Condition 10, the following plans are submitted:

- Manchester College Drainage Maintenance Plan (dated 23rd October 2024); and
- Site Visit Report (issue date: 26.02.24)

#### **Condition 12 (Bat and Bird Boxes)**

Condition 12 reads:

*“Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted for approval in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the first use of the development and therefore be retained and remain in situ”.*

In response to condition 12, the following information has been submitted:

- Bat and Bird Box Locations (Ref: CCPH2-BBA-ZZ-RF-DR-A-9201 Rev. P02).

#### **Condition 17 (Lighting Scheme and Scheme for Illumination)**

Condition 17 states:

*“The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.*

In response to condition 17, the following information has been submitted:

- External Lighting Technical Submittal, prepared by Ameen – Ref. CCPH2-AME-XX-XX-TS-E-00008 Rev C01
- External MEP Services Layout, prepared by Ameen – Ref. CCPH2-AME-Z1-SL-DR-ME-5002 Rev. C02



## Summary

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in grey ink that reads 'R. May'.

**Rachel May**

**Associate**

**0161 956 4080**

**[rachel.may@avisonyoung.com](mailto:rachel.may@avisonyoung.com)**

**For and on behalf of Avison Young (UK) Limited**