

Our ref. : AB2107/LPA080724

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

8th July 2024

Dear Sir/Madam,

**APPLICATION TO DISCHARGE REQUIREMENTS OF CONDITION 14 IMPOSED UPON GRANTING OF PLANNING APPLICATION REF. 132835/FO/2022
TESCO STORES LTD., ALTRINCHAM ROAD, MANCHESTER, M23 9TJ**

On behalf of our client, Chicken Cabins Ltd., please find enclosed an application seeking to discharge the requirements of condition 14 imposed upon the granting, on 31st May 2022, of planning application ref. 13/2835/FO/2022, relating to land at Tesco, Altrincham Road, Manchester, M23 9TJ.

This discharge of condition application, which is being submitted to Manchester City Council (the LPA) electronically by way of the Planning Portal website, comprises the following documentation ;

- Completed application forms.
- This covering letter prepared by Beamish Planning Consultancy.
- Decision notice, dated 31st May 2022, relating to planning application ref. 132835/FO/2022.
- Drainage Strategy (file ref. 14948-Drainage Strategy-02.2 dated June 2024) prepared by Waterco Limited.
- Drawing no. 1747-4/1 Rev. F – drainage details (sheet 1 of 2) prepared by Stevenson Calam Associates.
- Drawing no. 1747-4/2 – drainage details (sheet 2 of 2) prepared by Stevenson Calam Associates.
- Drawing no. 1747-4/3 Rev. D – external works (sheet 1 of 2) prepared by Stevenson Calam Associates.
- Drawing no. 1747-4/4 – external works (sheet 2 of 2) prepared by Stevenson Calam Associates.
- Drawing no. 1747-4/20 – flood exceedance flow routes prepared by Stevenson Calam Associates.

Payment of the statutory application fee of £145, plus the Planning Portal service charge fee of £70, has been made electronically when submitting this discharge application via the Planning Portal website.

Planning permission (application ref. 132835/FO/2022) was granted by the LPA in May 2022 for the following development at the application site ;

'Erection of a single storey building to form mixed restaurant and hot food takeaway use (sui generis), incorporating a 'drive-thru' facility, car and cycle parking, the creation of a new pedestrian and cycle footpath link into the site from Altrincham Road and associated landscaping within part of existing supermarket car park.'

The granting of that permission was subject to a number of restrictive conditions which require further information to be submitted to and approved by the LPA. These include condition 10 (ground contamination), Part A of which has already been discharged by way of the split decision issued by the LPA on 21st February 2024 in respect of discharge application ref. CDN/23/0076.

Additionally, conditions 8 (refuse storage), 12 (vehicle charging), 13 (pedestrian walkway), 18 (crime reduction) and 19 (landscaping) were successfully discharged by way of the LPA's approval (dated 15th January 2024) of discharge application ref. CDN/23/0153.

However, the information submitted as part of discharge application ref. CDN/23/0076, which was submitted to discharge the requirements of conditions 14 (drainage) and 20 (construction management), was deemed by the LPA to not be acceptable/sufficient, for the following reasons ;

Condition no. 14 (drainage) - Insufficient information has been submitted to discharge the condition. To discharge the condition the following information is required:

- a) A finalised drainage layout showing all components, outfalls, levels and connectivity.*
- b) 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.*
- c) Hydraulic calculation of the proposed drainage system to ensure the drainage network is hydraulically efficient. Please provide critical storms for the 1:2, 1:30 and 1:100+cc.*
- d) Cover/invert levels need to be included on the Drainage Plan.*

Condition no. 20 (construction management) - The hours of operation contained within the submitted construction management plan do not comply with the City Council's policy on building works, as a result, this condition has not been discharged.

Subsequently, a further discharge application (LPA. ref. CDN/24/0352) was submitted to the LPA on 1st May 2024 seeking to discharge the requirements of both conditions 14 and 20. On 11th June 2024 the Case Officer forwarded comments from the Flood Risk Management Team of the LPA, and on 17th June 2024 forwarded comments from United Utilities Water Limited, both in respect of condition 14.

The drainage consultants acting on behalf of the applicant were finalising their response to those comments when, on 1st July 2024, the LPA issued a partial approval, discharging the requirements of condition 20 but refusing to discharge the requirements of condition 14 on the basis that the submitted information was insufficient to discharge the requirements of that condition.

Accordingly, this further revised discharge application seeks to discharge the requirements of condition 14, including fully addressing the comments made by both the Flood Risk Management Team and United Utilities Water Limited.

Condition 14 imposed upon the granting of planning application ref. 132835/FO/2022 states ;

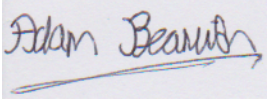
'No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.'

To discharge condition 14, please refer to the accompanying updated Drainage Strategy prepared by Waterco Limited, and also associated drawing nos. 1747-4/1 Rev. F, 174704/2, 1747-4/3 Rev. D, 1747-4/4 and 1747-4/20 prepared by Stevenson Calam Associates.

Accordingly, we trust that the requirements of conditions 14 imposed upon the granting of planning permission ref. 132835/FO/2022 can now be discharged in an expedite manner.

We look forward to corresponding with the Case Officer to whom this discharge application is allocated in the near future, but in the meantime should any further information or clarification be required please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in blue ink that reads "Adam Beamish". The signature is written in a cursive style and is positioned above a horizontal line.

Adam Beamish
BA (Hons), DIP TRP, MRTPI