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Ellie Knowles
Planning Officer
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Planning Building Control and Licensing
Growth and Development Directorate
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20th August 2024

Dear Ellie,

POWERLEAGUE MANCHESTER NICHOLLS, NICHOLLS COMMUNITY SPORTS GROUND, DALBERG STREET, MANCHESTER, M12 6BN

APPLICATION TO DISCHARGE CONDITION 13 (SURFACE WATER DRAINAGE LAYOUT) OF PLANNING PERMISSION REF 139661/FO/2024

On behalf of our client, Powerleague Fives Limited ("the Applicant"), and in connection with the site at Powerleague Manchester Nicholls, Nicholls Community Sports Ground, Dalberg Street, Manchester, M12 6BN ("the Site"), we enclose an application requesting the approval of details required to discharge the requirements of Condition 13 imposed on planning permission reference 139661/FO/2024 which was granted by Manchester City Council ("the Council") on 18th July 2024 for the following:

"Construction of six padel tennis courts with associated fencing, floodlighting and canopies, together with hard/soft landscaping."

Condition 13 requires that:

"Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- *For surface water connections evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.*
- *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 greenfield runoff rate.*
- *Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.*

- Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
- Construction details of flow control and SuDS components.
- Details of how the scheme shall be maintained and managed after completion.

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14 of the Manchester Core Strategy (2012)."

A **Surface Water Drainage Strategy Technical Note** (August 2024) has been prepared by MJM Consulting Engineers and submitted in support of this application.

A planning application form has also been completed and submitted in support of this application via the Planning Portal (PP-13348690), as well as the planning application fee of £145.

We look forward to receiving confirmation that the application has been registered as valid and that in turn the enclosed details meet the Council's satisfaction, such that a positive decision can be issued.

Should you have any questions, please do not hesitate to contact myself or my colleague Nilufa Yasmin (nilufa.yasmin@carterjonas.co.uk).

Yours sincerely



Christopher Cooper

Partner

For and on behalf of Carter Jonas LLP

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