



Planning

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Mrs Larna Smith
Avison Young
11 York Street
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Date: 3 July 2024

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 140291/NMC/2024

Description: Non-material amendment to planning permission reference 137079/JO/2023 to allow for phasing of landscaping and public realm works relating to Condition 10, 27 and 28.

Location: Red Bank Neighbourhood, Victoria North, Manchester

I refer to your application for a non-material amendment to planning permission reference 137079/JO/2023.

The proposed amendment seeks to allow for phasing of landscaping and public realm works relating to Condition 10, 27 and 28.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 137079/JO/2023. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 137079/JO/2023 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

10) Notwithstanding the details submitted on the flood risk and drainage chapter of the Environmental Statement stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022,

(a) the development shall not commence (except for enabling works including tree clearance, vegetation removal earthworks and remediation, and functional park works) until a scheme for the drainage of surface water has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;
- Proposed discharge rates should be accompanied by a breakdown of catchment areas which are comparable to points of outfall.
- 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 100 year rainfall event with the allowance of 40% climate change;
- 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. This should include proposed elevations.
- Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
- Where alterations are proposed to the Main River, any works within or adjacent to the river that would affect it would require consent from the Environment Agency.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- For sites where proposed development would cause unusual pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

(b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

27) Prior to any above ground works (except for construction of gabion retaining structures and new walkways associated with the Phase 2 functional park works), details of the natural play equipment to St Catherine's Wood shall be submitted for approval in writing by the City Council. This shall include the siting, scale, appearance and materiality of any equipment. The approved shall be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

28) Prior to any above ground works within each phase of development, final details of any accessible routes, elevated decks, feature steps, elevated boardwalks and seating terraces, associated with that phase shall be submitted for approval in writing by the City Council. This shall include the siting, scale, appearance and materiality of any installations. The approved shall be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing