

Director of Planning,
Building Control & Licensing
Manchester City Council,
P O Box 532,
Town Hall,
Manchester M60 2LA

Date: 28th May 2024
Ref: DKK/20047.01

Dear Sirs

DEANS GATE SOUTH, MANCHESTER M3 4LB
APPEAL REF: APP/B4215/W/21/3287525 - PLANNING CONDITION 12

We refer to the non-material amendment application for the relocation of the surface water attenuation tank at the above site that already has planning approval granted under appeal.

Planning Condition 12 of the approval consisted of requirements A to L which we have tabulated below and against each item have included commentary on whether that specific element has been impacted by the amendment or not. Of these items only 4 of them; namely E, G, K and L, are affected by the internal layout changes and we have enclosed updated information where required.

Ref	Planning Condition	Response
A	A Flood Risk Assessment shall be carried out, as the site is located within close proximity to a Main River and the site is shown to be located within an Environment Agency (EA) Flood Warning Area;	The Flood Risk Assessment with respect to the main river and the flood warning area is not impacted by the proposed internal building arrangements.
B	A Drainage Strategy, which shall be set out in accordance with National Planning Policy Framework and follow the drainage hierarchy;	The general strategy for the surface water drainage is not affected by the changes i.e. the method of attenuation, the total peak surface water discharge flow rates and connection points as are the approved scheme.
C	The River 'Medlock Tunnel' (which connects the River Medlock) runs within close proximity to the site, therefore site investigation works and correspondence with the Environment Agency shall be carried out to confirm that this culvert is not located within the site boundary and that the proposed building does not encroach into the culvert easement;	The approved technical note identifying the route of the Medlock Tunnel is not impacted by the proposed internal building arrangements.
D	Consideration of alternative green SuDS solution (that utilises infiltration or attenuation) if practicable;	The previously approved area of green/blue roof has been maintained and is not impacted by the changes at lower ground floor. Also, the provision of an attenuation SuDS solution is retained, in a different internal arrangement.

E	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, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;	The principals of attenuating surface water to restrict flows in rainfall events is maintained however the location and size of the tank has been adjusted. Please see revised drainage layout on drawing 20047-121-C03 and 122-C02.
F	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;	The previously agreed flow rates during the 1/100 event + 40% climate change are maintained and have not changed from the approved design.
G	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 40% climate change in any part of a building;	The previously agreed flow rates during the 1/100 event + 40% climate change are maintained. Please see enclosed drainage calculations ref 20047.D102-A that have been amended to reflect the new location of the attenuation tank, flow control chamber and associated below ground drainage.
H	Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes shall 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 shall be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;	The overland exceedance flow routes are not impacted by the internal building arrangements.
I	Where surface water is connected to a Main River, any works within or adjacent to the river that would affect it would require consent from the Environment Agency (EA). An email of acceptance by the EA of proposed flows and/or new connection will suffice;	We are maintaining the strategy of connection to the combined sewer in Deansgate South and therefore this condition is not impacted by the changes to the lower ground floor layout.
J	Where surface water is connected to the public sewer, agreement in principle from United Utilities (UU) is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance by UU of proposed flows and/or new connection will suffice. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer shall be restricted to 5 l/s;	We are maintaining the same connection location and total peak flow rate of 5 l/s to the combined sewer in Deansgate South that was previously already agreed by United Utilities.

K	Hydraulic calculation of the proposed drainage system;	The previously agreed flow rates during the 1/100 event + 40% climate change are maintained. Please see enclosed drainage calculations ref 20047.D102-A that have been amended to reflect the new location of the attenuation tank, flow control chamber and associated below ground drainage.
L	Construction details of flow control and SuDS elements.	Please see enclosed the revised attenuation tank and flow control details drawing 20047-135-C02. The other SuDS elements have not been affected by this change.

We hope the enclosed is sufficient to grant approval of this NMA and should you have any queries or require further information please do not hesitate to contact us.

Yours faithfully



DAMEON KILGOUR
SHEAR DESIGN

Enc.