

Our Ref: 04C201431/LS
Your Ref: 136359/FO/2023

16 July 2024

Robert Griffin
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Robert,

SUBMISSION OF A PLANNING APPLICATION DISCHARGE CONDITION 5 RELATING TO FULL PLANNING APPLICATION 136359/FO/2023 AT CORNER OF RELIANCE STREET AND OLDHAM ROAD, MANCHESTER M40 1EZ

On behalf of our client Iduna Evci Asset Co 1 Limited ('the Applicant'), please find enclosed an application to discharge planning Condition 5 of planning permission 136359/FO/2023, which was approved on the 28 June 2023 for the following development:

"Change of use of site and creation of an electric forecourt comprising 16 no. electric vehicle charging points (Sui Generis use), with associated canopy/bio-diverse roof structure, erection of single storey retail unit (Use Class E), hard and soft landscaping, access arrangement and other associated infrastructure."

The relevant planning condition wording, as per the decision notice, is copied in full below along with supporting documentation listed which has been submitted to discharge Condition 5.

Condition 5 (Surface Water Drainage)

Condition 5 is worded as follows:

"5) Prior to the installation of any drainage associated with the development details of a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The submitted scheme shall include:

- A finalised drainage layout showing all components, discharge rates, outfalls, levels and connectivity;*
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;*

- *An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;*
- *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 with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;*
- *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;*
- *Progression through the drainage hierarchy shall be evidence based and supported by site investigation. 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 surface water is connected to the public sewer, evidence of an agreement in principle from the Water utilities provider (United Utilities) is required that there is adequate spare capacity in the existing system taking future development requirements into account;*
- *Hydraulic calculation of the proposed drainage system;*
- *Construction details of flow control and SuDS elements.*
- *Management and maintenance plan for the lifetime of the development.*

The development shall subsequently incorporate the approved drainage scheme.

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."

Supporting Documentation

This planning application is supported by the following:

- Drainage Statement, 220698-CON-XX-XX-RP-C-0003, Version 1.1
- Sustainable Drainage Maintenance Plan, 220698-CON-ZZ-XX-RP-C-0002, Version 2
- Technical Drawings prepared by Conisbee:
 - Drainage Layout, 220698-CON-XX-00-DR-C-1000, Rev P07
 - Impermeable Area Plan, 220698-CON-XX-00-DR-C-1050, Rev P02

- Drainage Details Sheet 1, 220698-CON-XX-00-DR-C-1300, Rev P01
- Drainage Details Sheet 2, 220698-CON-XX-00-DR-C-1301, Rev P01
- External Levels Layout, 220698-CON-XX-00-DR-C-2000, Rev P05
- External Works Layout, 220698-CON-XX-00-DR-C-4000, Rev P03

Summary

A payment of £215 (including VAT & planning portal service charge) has been paid to the Council via Planning Portal (PP-13224959) to cover the requisite planning fee. I look forward to receiving your confirmation that the relevant planning condition has been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited