MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/24/0078
Date registered valid:	7 February 2024
Proposal:	Discharge of Condition 10 (Drainage) attached to permission 132570/FO/2021.
Address:	22 Honor Street, Manchester , Longsight, M13 0WY
Ward(s):	Rusholme Ward
Applicant:	Mr. Shahzad Anwar
Agent (if any):	Mr. Niamat Ali NA Design
Case officer:	Sue Wills Tel: 0161 234 4524 Email: sue.wills@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29 April 2024

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 14 February 2024 Expired: 6 March 2024

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

LLFA -11.03.2024

Lead Local Flood Authority Comments (11/03/2024)

The information provided on 07 Feb 2024 has been considered.

LLFA review:

· A discharge rate of 0.7 l/s could pose flood risk and potential blockages, they recommend higher flow rates for effective water management or alternatively a blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.

· Applicant to provide dimensions from tank to boundary. Please note the LLFA require SW features to be 5m of a building or highway and 2.5m of a boundary. If these dimensions cannot be achieved the LLFA would need to evaluate the proposal.

· Tank details and hydro-break construction details to be provided.

In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required:

· Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

· A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant.

· 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.

· 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;

· Hydraulic calculations to support the drainage proposal.

· Details of how the scheme shall be maintained and managed after completion.

· Construction details of flow control and SuDS elements.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Further comments 29.04.2024
The information provided on 07 Feb – 26th March 2024, and email 22/03/2024 has been considered. Based on the updated information supplied via the developer, they would have no further comments to make on condition 10. Therefore, they would recommend this condition is discharged.

Issues

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a

legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Condition 10 (Drainage)

10) The Detailed Drainage Design prepared by Urban Water ref: 412- rev – V3 dated February 2024 , received 7th February 2024 has been reviewed , together with Appendix C – Drainage Calculation Option 2 and Appendix D – Drainage Design (plan refs : Proposed Drainage Strategy Option 2 0412 0023 rev.P1 and Standard Details Option 2 0412 026 rev.P1) received 21st March 2024, and the content of the email response from Urban Water dated 21st March 2024

On the basis that the development is constructed and completed in accordance with the Detailed Drainage Design prepared by Urban Water ref: 412- rev – V3 , as revised by Appendix C – Drainage Calculation Option 2 and Appendix D – Drainage Design (plan refs : Proposed Drainage Strategy Option 2 0412 0023 rev.P1 and Standard Details Option 2 0412 026 rev.P1) received 21st March 2024, and the content of the email response from Urban Water dated 21st March 2024 , condition no.10 is discharged.

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
United Utilities Water PLC

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA