AVISON YOUNG

11 York Street
Manchester
M2 2AW, United Kingdom
T: +44 161 228 1001
avisonyoung.com

Our Ref: DC/04C201550
Your Ref: PP-12946635

04 April 2024

Jennifer Atkinson
Planning
Building and Licencing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Submitted via Planning Portal: PP-12946635

Dear Jennifer

APPLICATION FOR DISCHARGE OF CONDITIONS 6 (DRAINAGE DISCHARGE RATES), 8 (MATERIAL AND CONTROL STRATEGY), 13 (ENVIRONMENTAL STANDARDS STATEMENT) AND 17 (LIGHTING SCHEME) IN RELATION TO PLANNING PERMISSION FOR THE ERECTION OF A NEW EDUCATIONAL FACILITY (USE CLASS F1(A)) WITH ASSOCIATED AMENITY SPACE, SERVICING, ACCESSIBLE PARKING BAYS, CYCLE STORAGE AND OTHER WORKS (LPA REF: 136492/FO/2023) ON LAND OFF GREAT DUCIE STREET, MANCHESTER

Avison Young has been instructed by The LTE Group to formally submit the enclosed information which seeks to discharge Conditions 6, 8, 13 and 17 attached to the above planning permission ref. 136492/FO/2023 that was granted by Manchester City Council on 18th August 2023. As the wording of Condition 6 has been superseded Application ref. 139403/NMC/2024, this application seeks to discharge the revised wording of Condition 6.

All the submission material to support the application has been submitted via the Planning Portal (Ref: PP-12946635). The application fee of £215 (including £70 Planning Portal Service Charge) has been paid via BACS payment.

Condition 6 (of Planning ref. 136492/FO/2023 as amended by Ref. 139403/NMC/2024)

Condition 6 states:

> *"Notwithstanding the details submitted on the Drainage Strategy prepared by AECOM received by the City Council, as Local Planning Authority, on the 16 March 2023 and emails from Ed Harvey of Avison Young dated the 21 and 22 June 2023,*
>
> *(a) the development shall not commence until a scheme for the drainage of surface water*

AVISON YOUNG

from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- *A finalised drainage layout showing all components, outfalls, levels and connectivity including confirmed as-built information where reliant on phase 1 infrastructure;*
- *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;*
- *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 a maximum of 16 l/s.*
- *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;*
- *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;*
- *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements) and managed within the proposed development boundary. 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.*
- *Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.*
- *Hydraulic calculation of the proposed drainage system including all parameters of the model;*
- *Construction details of flow control and SuDS elements*

(b) The development 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).

In response to Condition 6, the following plans and accompanying information has been submitted:

- Drainage Strategy Layout – Ref. CCPH2-ACM-Z0-XX-DR-C-6000. Rev C01
- Drainage Standard Details 1 of 2 – Ref. CCPH2-ACM-Z0-XX-DR-C-6003 Rev C01
- Drainage Standard Details 2 of 2 – Ref. CCPH2-ACM-Z0-XX-DR-C-6004 Rev C01
- Manhole Details – Ref. CCPH2-ACM-Z0-XX-DR-C-6002 Rev C01
- Flow Exceedance Layout – Ref. CCPH2-ACM-Z0-XX-DR-C-6001 Rev C01

AVISON YOUNG

- Drainage Information Calculations – Ref. CCPH2-ACM-Z0-XX-SH-C-6005

Condition 8

Condition 8 reads:

> *"Notwithstanding the façade strategy (ref. CCPH2-BBA-ZZ-XX-DR-A-3200) and design and access statement received by the City Council, as Local Planning Authority, on the 16 March 2023, prior to any above ground works, a materials and quality control strategy (in consultation with the phase 1 architect) shall be submitted for approval in writing by the City Council, as Local Planning Authority.*
>
> *The approved materials strategy shall then be implemented as part of the development.*
>
> *Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy."*

In response to Condition 8, the following plans are submitted:

- External Wall - Typical Façade – Ref. CCPH2-BBA-ZZ-XX-DR-A-3390 Rev. P02
- External Finishes Board – Ref. CCPH2-BBA-ZZ-XX-DR-A-8801Rev. P01
- External Façade Package Quality Plan – Ref. CCPH2-WDC-XX-XX-PL-T-0001 Rev 04

Condition 13

Condition 13 reads:

> *"(a) Notwithstanding the Environmental Standards prepared by BDP statement stamped as received by the City Council, as Local Planning Authority, on the 16 March 2023, prior to any above ground works, a final Environmental Standards Statement shall be submitted for approval in writing by the City Council, as Local Planning Authority.The approved strategy shall be implemented as part of the development.*
>
> *(b) Prior to the first use of the development, a verification report shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall confirm that the development has met the requirements agreed within part (a) of this planning condition.*
>
> *Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.*

In response to condition 13, the following information has been submitted:

- Environmental Standards Statement, prepared by BDP – Ref. CCPH2-BDP-XX-XX-RP-Y-0801

AVISON YOUNG

Condition 17

Condition 17 reads:

"The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy."

In response to condition 17, the following information has been submitted:

- External Lighting Technical Submittal, prepared by Ameon – Ref. CCPH2-AME-XX-XX-TS-E-00008 Rev C01
- External MEP Services Layout, prepared by Ameon – Ref. CCPH2-AME-Z1-SL-DR-ME-5002 Rev. C01

Summary

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely

Danny Cremen
Planner
+44 161 228 1001
Danny.Cremen@avisonyoung.com
For and on behalf of Avison Young (UK) Limited