

3 July 2024

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Planning Portal Reference PP-13209095

Dear Sir/Madam,

PART DISCHARGE OF PLANNING CONDITION 8 ATTACHED TO PLANNING PERMISSION 137424/FO/2023 FOR THE ERECTION OF A TWO-STOREY DATA CENTRE (4153M² GIA), TOGETHER WITH THE RECONFIGURATION OF ACCESS ARRANGEMENTS AND PARKING LAYOUT, LANDSCAPING AND ASSOCIATED WORKS, FOLLOWING THE DEMOLITION OF SIMON HOUSE

SIMON HOUSE, BROWNLEY ROAD, MANCHESTER M22 5RA

On behalf of the applicant Teledata UK Ltd we seek approval of details reserved by condition 8.

CONDITION 8- DRAINAGE

Condition 8 requires that:

8) "No development hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority".

A Technical Note has been prepared to demonstrate how the proposed drainage layout complies with the drainage hierarchy and the required Non-Technical Standards. The plans submitted within the Technical Note show the proposed drainage layout and SuDs would be built out.

Information Submitted

We submit Technical Note – 170188-MNP-ZZ-ZZ-RP-C-0001 (Date 11 June 2024) prepared by Mason Navarro Pledge. This includes the comprehensive drainage calculations together with the following drainage plans:

- Drainage General Arrangement (Reference 170188 MNP ZZ XX DR C 01800);
- Site Wide Typical Drainage Details- Sheet 1 (Reference 170188 MNP ZZ XX DR C 2800);
- Site Wide Typical Drainage Details – Sheet 2 (Reference 170188 MNP ZZ XX DR C 2801); and
- Site Wide Typical Drainage Details – Sheet 3 (Reference 170188 MNP ZZ XX DR C 2802)

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Background

The submitted plans detail the site wide drainage strategy which includes how it is proposed to connect to the public sewer which is subject to approval by the Water Authority. The applicant is currently liaising with the Water Authority on this matter; however, before they agree to any new connection the Water Authority require greater security on the acceptability of the drainage strategy as a whole.

They have asked that we obtain formal confirmation that the LPA accept the drainage strategy principles for the development.

Condition 8 seeks confirmation that the drainage strategy as constructed complies with the necessary standards. However, at this stage we are seeking confirmation that the drainage and SuDs details as proposed are acceptable and comply with the required standards.

Once the scheme has been constructed and the drainage works are fully implemented, we can then additionally get confirmation based on the constructed scheme and therefore discharge planning condition 8 in full.

Conclusion

In accordance with the above information, we seek the partial discharge of planning condition 8 attached to planning consent 137424/FO/2023. This is required to give comfort to the Water Authority that the proposed strategy is acceptable.

We trust that the information provided is sufficient to secure a part discharge of this conditions for the proposed drainage strategy, however, if further information is required, we will be happy to provide this. We look forward to receiving confirmation of validation in due course.

Yours sincerely



Vivienne Goddard
Associate