Q+A Planning
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25 Dale Street
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Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

13th May 2024

Dear Sir / Madam,

RE:PP-13061713 Discharge of Planning Condition 7 and 9 – Former Anchors Away Play Centre, Greenbrow Road, Wythenshawe, Manchester, M23 2XQ

On behalf of our client, Seva Patidar Ltd, we have pleasure in submitting an application to discharge planning conditions 7 and 9 pursuant to application reference 135433/FO/2022 at the Former Anchors Away Play Centre, Wythenshawe relating to the following development:

'Erection of a single storey extension and associated elevational alterations in association with the use of the property as 1 no. retail store and 2 no. non-food retail units with associated cycle parking, car parking, access alterations, servicing area, plant compound and landscaping.'

Condition 7 States:

'No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

a) Verification photographs of construction as per design drawings;
b) As built construction drawings, if different from design construction drawings;
c) Management and maintenance plan for the lifetime of the development.'

In accordance with the requirements of the condition, photographic evidence is supplied as part of this application illustrating the drainage installation during construction in compliance with the design construction drawings.

Management and Maintenance

The applicant will be responsible for the maintenance of all drainage features within the site boundary. Gutters, rainwater pipes, outlets, gullies, and drainage channels would be inspected and thoroughly cleaned once a year. All manholes would be inspected once a year and where necessary cleaned out at the same time. Any defects to the brickwork, benching cover or frame would be made good. Attention would be made to the Confined Spaces Regulations 1997 and the provisions contained therein for access to confined spaces. Details for entrance to manholes and separator tanks are contained in the above legislation.

Cleaning of the Drainage System

The following operations would be carried out during the periodic cleaning of the drainage system:

- Covers of inspection chambers and manholes would be removed and the sides, benching and channels cleaned.
- Intercepting traps, if fitted, would be plunged and flushed with clean water. Care would be taken to see that the stopper in the rodding eye is securely replaced.
- Main and branch drains should be cleaned and afterwards would be flushed with clean water.
- Any obstructions found would be removed and not flushed into the system.
- Periodically, accumulated deposits in gullies would be removed. The traps would then be plunged and thoroughly flushed out with clean water.
- Covers of inspection chambers and gullies would be replaced, bedded unsuitable grease or other sealing material and/or bolted down as appropriate to the type. Missing bolts and broken items would be renewed.

Methods of Cleaning

The drainage system would be cleaned, as appropriate, using one or more of the following methods:

Rodding - Appropriate cleaning tools and techniques should be chosen to avoid damage to the pipework to be cleaned. A set of rods with appropriate ends is basic useful equipment. It is important that correctly designed proprietary ends are used on the rods. Makeshift devices attached to the ends of rods should be avoided as they are not as effective as the correctly designed article and could become detached and create a blockage which would be difficult to remove. Furthermore, it is possible that such devices could cause damage to the pipeline. If the rods have brass ferrules, they should be checked to ensure that their fastenings are secure and that there are no protruding shoulders or fastenings as these can cause damage to drain lines, especially when entering through rodding eyes.

Jetting – High pressure jetting techniques are suitable for use with all currently available pipe materials and should also be considered.

SUDS Maintenance

Filter Drains – Maintenance should follow the general guidance set out within the CIRIA Guide C753 SUDS Manual Section 16.12 and table 16.1 (extract shown below).

TABLE 16.1 Operation and maintenance requirements for filter drains		
Maintenance schedule	**Required action**	**Typical frequency**
Regular maintenance	Remove litter (including leaf litter) and debris from filter drain surface, access chambers and pre-treatment devices	Monthly (or as required)
	Inspect filter drain surface, inlet/outlet pipework and control systems for blockages, clogging, standing water and structural damage	Monthly
	Inspect pre-treatment systems, inlets and perforated pipework for silt accumulation, and establish appropriate silt removal frequencies	Six monthly
	Remove sediment from pre-treatment devices	Six monthly, or as required
Occasional maintenance	Remove or control tree roots where they are encroaching the sides of the filter drain, using recommended methods (eg NJUG, 2007 or BS 3998:2010)	As required
	At locations with high pollution loads, remove surface geotextile and replace, and wash or replace overlying filter medium	Five yearly, or as required
	Clear perforated pipework of blockages	As required

Condition 9 States:

'Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.'

Information submitted to discharge this condition is as follows:

- Acoustic Compliance Report (KP Acoustics)
- Air Conditioning Units Specification (Midea Split System)
    - Installed on the wall to serve the back of house areas: Model MCD1-36HRFN8(GA) / MOD30U-36HFN8-Q(GA)
    - Installed at ground level to serve the sales area: Model MCD1-42HRFNX(GA) / MOD30U-42HFN8-G(GA)
- Chiller Unit Specification (J&E Hall International)
    - Model JEHSDT-1600-B6-M-3
- Condensing Units Freezer Specification (J&E Hall International)
    - Model JEHS-0400-B3-L-3

- Model JEHS-0300-B2-L-3

A post completion verification survey was undertaken on the 30th April 2024 of the plant installation. The on-site measurements have been used to calculate the noise level at the nearest receptors with all plant running simultaneously. It is concluded that noise emissions from the plant units would comply with the requirements of the Council.

The application form and relevant plans have been submitted electronically and the requisite fee of £145 paid online at the point of submission.

I trust that the Council have all that is required in order to discharge conditions 7 and 9 however, should you require anything further please do not hesitate to contact me.

Yours Sincerely,



Tom Hallett
Associate

For and on behalf of

Q+A Planning Ltd