

16 May 2024

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

FAO Jennifer Atkinson

Dear Jennifer,

**2 and 3 Angel Square Application for Discharge of Condition 8 of Planning Permission Ref.
134307/FO/2022**

Please find enclosed an application for the discharge of Condition 8 (Drainage) attached to Planning Permission Reference: 134307/FO/2022. This Planning Permission relates to the development of high-quality Grade A office accommodation (Use Class Egi) comprising two buildings of lower and upper ground plus 11 and 12 storeys respectively at NOMA, Manchester. The Applicant is NOMA (GP) Ltd.

Condition Discharge

The following section details the conditions to be discharged and the information to be submitted in respect of each condition.

Condition 8 (Drainage Scheme)

The wording of Condition 8 as set out in Planning Permission Reference: 134307/FO/2022 is as follows:

“a) Notwithstanding the details submitted on the Drainage Strategy prepared by Buro Happold stamped as received by the City Council, as Local Planning Authority, on the 15 July 2022, the development shall not commence until a scheme for the drainage of surface water 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:

- Further assessment of the feasibility of implementing alternative green SuDS solution such as rain gardens, SuDS enabled street trees and rainwater harvesting techniques;*
- Surface water drainage layout including discharge points, proposed attenuation and proposed overland flow routes for extreme events (up to a 1 in 100 year including 45% climate change allowance).*

- 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). 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 (including proposed internal and external levels) needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.”

Application Ref: CDN/23/0654 to discharge Condition 8 was refused on 5th February 2024 whilst the design team reviewed and responded to feedback received from the Lead Local Flood Authority (LLFA). The Applicant has subsequently engaged with the LLFA to discuss the feedback and respond accordingly.

This revised application to discharge Condition 8 responds to the feedback from the LLFA through the submission of an updated Drainage Strategy supported by a series of drainage scheme plans, prepared by BuroHappold (as detailed in Table 2 below).

The comments received from LLFA and the Applicant’s response are detailed in Table 1 below:

Table 1: LLFA Comments and Applicants Response

LLFA Comments	Applicants Response
<i>Construction details of flow control and SuDS elements. – MCC LLFA would be unable to accept the current proposals for attenuation tank 1, as the tank is currently proposed as a concrete structure that will be constructed in conjunction with the foundations. As the attenuation tank is a permanent structure, the tank must be accessible and maintainable for the development’s lifetime. Any design changes must be updated/reflected within the hydraulic modelling and overall strategy.</i>	The updated Drainage Strategy submitted in support of the application, includes a Method Statement in Appendix O. The Statement details the integrity of the proposed attenuation tank, crack protection, deterioration protection, corrosion, and maintenance or replacement details in unforeseen circumstances.
<i>We have concerns with the proposed flow rates for manholes MH13 and MH04, due to the high risk of blockage. Where flows rates <5 l/s are proposed,</i>	A Blockage Risk Assessment is included within Section 5.13 of the updated Drainage Strategy.

<i>evidence of blockage risk assessment is required including evidence from flow control manufacturer where necessary.</i>	Additional details of the drainage layout in response are provided in Appendices H and J.
<p><i>As highlighted, the applicant/developer is only seeking approval for plot 2 drainage arrangement (scenario 2). We would recommend the applicant submits a separate document which only includes the drainage design specific for this phase. This is to ensure the correct strategy is referenced within the decision notice (if approved).</i></p> <p><i>As both strategies are interlinked, the developer will need to ensure future applications for plot 3 consider the site wide drainage strategy. To avoid any dispute within future phased applications, MCC LLFA would still recommend the applicant considers seeking site wide drainage approval.</i></p>	The updated Drainage Strategy was submitted informally to the LLFA in advance of the submission of this application, who confirmed that they would have no objection to discharging for Scenario 2 - Plot 2 Angel Square delivered first with temporary works at the interface to Plot 3.

The drainage scheme has been designed in accordance with Section H of the Building Regulations, the Manchester City Council Lead Local Flood Authority (LLFA) and United Utilities (UU) requirements. The proposed discharge rates have been agreed with UU. Attenuation storage is required to facilitate the reduction of the proposed flows, and sustainable urban drainage systems in the form of rain gardens and below ground attenuation tanks are proposed. The surface water network will ultimately discharge to the existing combined sewer network within Miller Street via the public combined sewer located within the access road between Angel Gardens and 3 Angel Square.

With regards to foul water, the development will be designed with separate drainage systems for both foul and surface water drainage, this will remain separate until the point of discharge to the existing public combined sewer located within the access road between Angel Gardens and the site. United Utilities confirmed that the foul water from this site can be discharged at an unrestricted rate to the existing public combined sewer network.

The information submitted in support of the discharge of this condition is considered to respond to comments from the LLFA and is suitable to enable the full discharge of Condition 8.

Application Submission

The documents set out in Table 2 are submitted through the Planning Portal (ref: PP- 12952496) in support of application.

Table 2 – Summary of Application and Supporting Documents

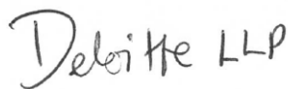
Condition Number	Information submitted
Covering Letter	Prepared by Deloitte LLP

Application Form	Prepared by Deloitte LLP
Condition 8a (Drainage Scheme)	<ul style="list-style-type: none">- Angel Square Plots 2&3 Drainage Strategy AS-BHE-XX-XX-RP-C-0002-P03- AS-BHE-XX-XX-DR-C-3100;- AS-BHE-XX-XX-DR-C-3101;- AS-BHE-XX-XX-DR-C-3150;- AS-BHE-XX-XX-DR-C-3151;- AS-BHE-XX-XX-DR-C-3700;- AS-BHE-XX-XX-DR-C-3701;- AS-BHE-XX-XX-DR-C-3702;- AS-BHE-XX-XX-DR-C-3703;- AS-BHE-XX-XX-DR-C-3704;- AS-BHE-XX-XX-DR-C-3705;- AS-BHE-XX-XX-DR-C-3706;- AS-BHE-XX-XX-DR-C-3707;- AS-BHE-XX-XX-DR-C-3708;- AS-BHE-XX-XX-DR-C-3800;- AS-BHE-XX-XX-DR-C-3801; and,- AS-BHE-XX-XX-DR-C-3850.

The application fee of £145 has been paid to Manchester City Council via the Planning Portal, in addition to the requisite administrative fee from the Planning Portal. The Planning Portal reference for this Application is PP- 12952496.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please do not hesitate to contact Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084) or Matthew Lam (mlam@deloitte.co.uk / 01614558448).

Yours sincerely



For Deloitte LLP

Encl.