

Emily Booth

From: Flood Risk Management
Sent: 28 July 2023 12:05
To: Emily Booth
Cc: Owen Beddow
Subject: RE: 135026 - Martin Harris Centre - Apps. CDN/23/0281
Attachments: CDN-23-0281 (2).docx

Hi Emily,

I am good thank you, I hope you are well?

The information provided by the developer has satisfied our previously raised design points. However, the updated drawing submitted indicates a section of drain to be 'grubbed up' and diverted. I have reflected this within our attached comments. It is essential the developer maintains any upstream connections and gains the relevant approvals dependent on classification.

As previously mentioned condition (11) in question wording is typically suggested by United Utilities (UU), therefore UU approval is essential at this location.

Kind Regards,

Owen Beddow
Flood Risk Management Engineer
Neighbourhoods Directorate

Telephone: Please use Microsoft Teams

Email: Owen.beddow@manchester.gov.uk

Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



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From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: 26 July 2023 13:48
To: Flood Risk Management <floodriskmanagement@manchester.gov.uk>
Cc: Owen Beddow <Owen.Beddow@manchester.gov.uk>
Subject: FW: 135026 - Martin Harris Centre - Apps. CDN/23/0281

Hi Owen,

How are you?

Please see attached response to your comments on the above application. Can you please let me know as soon as possible if the information is acceptable to discharge the condition.

Best Wishes,

Emily Booth

Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
Internal: 800 34193

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Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Simon Brooke <simon.brooke@jeffersonsheard.com>
Sent: 26 July 2023 12:02
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Desy Korai <desy.korai@clancy.co.uk>; Keith Martin (keith.martin@jgb.co.uk) <keith.martin@jgb.co.uk>; Darren Garner <darren.garner@jgb.co.uk>; Joe Partridge <joe.partridge@clancy.co.uk>
Subject: RE: 135026 - Martin Harris Centre - Apps. CDN/23/0281

Good afternoon Emily,

Regarding the information requested for Condition 9 of application CDN/23/0281, please find attached information showing the outfall invert level and the approval for the connection to the public sewer.

If you require anything further, please don't hesitate to get in touch.

Kind Regards,



Simon Brooke BA(Hons); DipArch; ARB; RIBA
Architect

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From: Emily Booth <emily.booth@manchester.gov.uk>
Sent: Friday, June 23, 2023 1:53 PM
To: Simon Brooke <simon.brooke@jeffersonsheard.com>
Cc: Desy Korai <desy.korai@clancy.co.uk>; Michael Hicks <Mike.Hicks@manchester.ac.uk>; Darren Garner <darren.garner@jgb.co.uk>
Subject: RE: 135026 - Martin Harris Centre - Apps. CDN/23/0202, CDN/23/0211 and CDN/23/0281

Good Afternoon Simon,

I hope that you are well.

I have the following update for you on the above applications as follows:

CDN/23/0202

Condition 3b (Ground Conditions Verification)

The information within your email dated 16 May 2023 has been sent to our Environmental Health service and we are awaiting their comments. I will advise on the discharge of this as soon as possible.

CDN/23/0211

Conditions 4 (Refuse)

This condition can be considered to be discharged provided that waste is managed fully and only in accordance with the completed Waste Management Strategy proforma and the Waste Management Strategy prepared by Jefferson Sheard Architects both received by the City Council as local planning authority on 24 March 2023.

Condition 10 (UU-Flood Risk Assessment)

This condition can be considered to be discharged provided that the measures within the Flood Risk Assessment prepared by Clancy Consulting Rev 1 dated 1 July 2022 received by the City Council as local planning authority on 5 April 2023 and 4.0 Conclusions and Recommendations prepared by Clancy Consulting Rev 0.0 are fully implemented as part of the development.

We will issue the decision on CDN/23/0211 in the next few days.

CDN/23/0281

Condition 5 (Materials to be Approved)

We'll need to see the physical material samples when available to assess quality before seeing a sample panel. When could these be submitted?

We'll need assurances that the brick slips will be able to turn the corner with a special pistol brick and not two glued pieces. We'll also need to see the mortar colour, texture and finish (flush, recessed etc). Please provide this information.

The sample panels see to show isolated materials whereas the purpose of a sample panel is to fully inspect and interrogate the relationship between the various components and look at details such as interfaces, how the material turns corners and fixing details. It is important that fixings are hidden and not visible. A sample panel should be of sufficient size to represent all of these elements together including window, cladding, brickwork x2 types. Please submit an amended design for the sample panel accordingly.

Condition 6 (CMP)

Highway Services – Commented as follows:

Insufficient information has been provided in order to fully assess the application and therefore it is recommended that the condition is not yet discharged until the following aspects have been addressed: -

- The CMP states that deliveries would be made at Higher Cambridge Street, however no details on delivery vehicle types or frequencies has been provided;
- The CMP should note that Higher Cambridge Street deliveries should only be made in alignment with Higher Cambridge Street No Loading Restrictions TRO (No Loading Mon-Fri 7am-10am and 4pm-7pm) and should also ensure no deliveries are made on the zig-zag markings surrounding the pedestrian crossing:
and
- No Traffic Management Plan appears to have been submitted although this is referenced within the CMP.

Highways request that such details are provided.

Please submit an amended CMP

Environmental Health – Commented as follows:

The applicant should submit a Construction Management Plan based on the following, as a minimum:

- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan and;
- Sheeting of construction vehicles.

Please submit an amended CMP.

Condition 7 (Emergency Plan)

I have chased the Emergency Planners for their comments on this and will provide an update on this condition as soon as possible.

Condition 9 (Drainage)

Our Flood Risk Management have made the following comments:

- The drainage drawing suggests an indicative invert level at the point of surface water drainage connection, we would suggest the developer provides a more accurate point of connection invert level for review.
- Nodes referenced within the Causeway modelling need to be accurately reflected within the drainage drawing. Currently it is difficult to correlate manhole references with the modelled nodes. Once updated, we will review the amended drainage scheme further.
- Given the development proposes to connect onto the combined public sewer, formal United Utilities (UU) approval is required. The developer should supply written approval from UU.
- The submitted drainage drawing states, “CONTRACTOR TO TRACE OUTFALL TO PUBLIC SEWER”. The developer should supply CCTV survey and layout of the existing drainage network, to determine condition, capacity, and connectivity. To ensure the new connection is not exacerbating flows in the public sewer system.

United Utilities were also consulted on this application and we are awaiting their comments. I will advise further on the discharge of this condition as soon as possible.

Condition 11 (Secured by Design)

This condition can hereby be considered to be discharged on the basis of the letter from Greater Manchester Police Design for Security referenced 2023/0105/SBD/01 and dated 24 April 2023 received by the City Council as local planning authority on 2 May 2023.

Condition 13 (Biodiversity)

This condition can be considered to be discharged provided that the measures within the report prepared by Tetra Tech Rev 3 dated 27 April 2023 received by the City Council as local planning authority on 2 May 2023 are fully implemented within 12 months of the date that the development is first occupied and maintained in perpetuity.

I hope that this is of use to you.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
Internal: 800 34193

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