Deloitte.

Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

20 March 2024

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

FAO Jennifer Atkinson

Dear Jennifer,

Waterhouse Gardens Site (Former Boddingtons Brewery), Dutton Street, Manchester – Application for Discharge of Conditions 6a attached to Planning Permission Ref: 118831/FO/2018

Please find enclosed an application for the full discharge of Condition 6a (Drainage) to Planning Permission Ref: 118831/FO/2018 in relation to the Waterhouse Gardens, M3 1LE. The applicant is Salboy (SPV CO 4) Limited.

Background

The description of development, as stated on the decision notice is as follows:

"Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works."

A non-material amendment (Ref. 132287/NMC/2021) was approved in relation to the scheme in November 2021 which allowed the trigger points of eight pre-commencement conditions to be amended. This facilitated a specific and discrete area of public realm works, known as the 'Top Platform', to come forward to support the opening and full operation of the adjacent Manchester College scheme.

Following this and the approval of the necessary pre-commencement conditions in February 2022 (Ref. CDN/21/0931), the planning permission was lawfully implemented on 14 June 2022.

A further non-material amendment (Ref. 137321/NMC/2023) was approved in July 2023, to amend the condition wording for condition 6a to allow early enabling works to commence. This was to support the project delivery programme by allowing trial trenching and investigations, archaeological dig, earthworks and ground remediation prior to drainage information being available.

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In addition, a concurrent Section 73 application (Ref. 138031/JO/2023) to amend the approved plans for the inclusion of a basement area in Block A, was submitted in September 2023 and is currently awaiting determination by Manchester City Council (MCC).

An application (Ref. CDN/23/0670) for the discharge of Condition 6a was previously submitted in October 2023, however MCC requested further information and the application was refused before such information could be provided.

This application is a re-submission of revised information following comments from MCC's drainage team. The revised strategy now includes the relocation of the attenuation ponds within the planning boundary.

Condition Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for the full discharge of Condition 6a.

Condition 6a (Drainage)

The wording of Condition 6a is as follows:

"6) Notwithstanding the water resources section of the ES stamped as received by the City Council, as Local Planning Authority on the 19 January 2018, (a) Prior to the commencement of the residential phase of the development (excluding trial trenching and investigations, archaeological dig, earthworks and ground remediation, piling and pile mat installation), a surface water drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

- 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 40% 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. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. 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.

- Hydraulic calculation of the proposed drainage system;

- Construction details of flow control and SuDS elements

The phase of development shall then be constructed in accordance with the approved details, within a previously agreed timescale."

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Following discussion with MCC's drainage team, it was highlighted that the underground River Irwell Tributary (Victoria) is located within close proximity to the Site.

While the drainage team's records are frequently updated to ensure the highest levels of accuracy, the records cannot guarantee 100% accuracy for all of the Council's underground assets.

The Applicant has therefore instructed the contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the Site, then further investigation works will take place to identify the asset and MCC will be contacted immediately.

It was confirmed via emailed correspondence from MCC dated 14.03.24 that the revised information is now sufficient to fully discharge Condition 6a.

To allow the full discharge of Condition 6a, please find enclosed a Sitewide Drainage Strategy and accompanying drawings prepared by Renaissance (February 2024) which detail the drainage strategy for the Waterhouse Gardens site.

Summary

Table 1 below summarises the information submitted in support of this application.

Table 1: illustrates the information provided to fully discharge Condition 6a

Condition		Partial or Full Discharge	Documents Submitted
6a	**Drainage**	Full discharge	• Sitewide Drainage Strategy prepared by Renaissance (February 2024); • Overland Flood Flow Routes, drawing (ref.BRW-REN-ZZ-FN-DR-C-01150-P02); • Below Ground Foul Water Drainage Plan drawing (ref.BRW-REN-ZZ-FN-DR-C-01101-P03); • Below Ground Surface Water Drainage Plan drawing (ref.BRW-REN-ZZ-FN-DR-C-01100-P04)

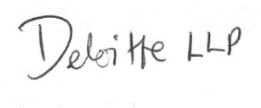
The application has been submitted through the Planning Portal and the reference number for this application is PP-12804717. The requisite application fee has been paid.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Condition 6a as outlined above.

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If you require any further details, please do not hesitate to contact my colleagues Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk) and Jasmine Sandhu (0113 341 6838 / jasminesandhu@deloitte.co.uk).

Yours sincerely



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Encs.