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Our Ref: EH/RM/04C201550

Your Ref: 136492/FO/2023

27 February 2024

Jennifer Atkinson
Manchester City Council
531 Town Hall
Manchester
M60 2LA

Dear Jen,

Non-Material Amendment Following a Grant of Permission: Planning Permission 136492/FO/2023 at Land Off Great Ducie Street, Manchester

Avison Young ("AY") have been instructed on behalf of The LTE Group ("the Applicant") to submit a non-material amendment application under Section 96A of the Town and Country Planning Act (1990) in relation to full planning permission (ref: 136492/FO/2023), for a new educational building on land off Great Ducie Street ("the Site").

The application has been submitted electronically via the Planning Portal (Ref: PP-12643371). A payment of £357 has been made to the Planning Portal via BACS.

Background

The site is located in the area of Strangeways, north of Manchester City Centre, next to the Manchester Arena and Victoria Station. The site measures approximately 0.3 hectares (0.71 acres) and is located on the edge of the City Centre boundary. Phase Two of the Manchester College proposes the construction of a new Centre of Excellence for Business and Professional Services and will attach to the existing Phase One development which provides a Centre of Excellence for Digital and Creative Industries.

Planning permission was granted on 18th August 2023 for the following development at the site:

> *"Erection of new educational facility (Use Class F1 (a)) with associated amenity space, servicing, accessible parking bays, cycle storage and other works".*

The Proposed Amendments

The Applicant is now moving into the detailed design stage of the development. However, in progressing to this stage, it has been recognised by the design team that the approved scheme would benefit from a slight amendment. These are summarised below.

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Condition 6 (Surface Water Drainage)

Condition 6 currently requires a maximum discharge rate of 15 litres per second. However, since the grant of the consent, the drainage design has evolved and an additional 1 litre per second is now being sought to discharge into the combined network, meaning a maximum rate of 16 litres per second. Aecom have had a dialogue with United Utilities who have confirmed no objection in principle via email dated 1st September 2023.

The suggested amendments to the condition are set out below:

"Notwithstanding the details submitted on the Drainage Strategy prepared by AECOM received by the City Council, as Local Planning Authority, on the 16 March 2023 and emails from Ed Harvey of Avison Young dated the 21 and 22 June 2023,

(a) 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:

- *A finalised drainage layout showing all components, outfalls, levels and connectivity including confirmed as-built information where reliant on phase 1 infrastructure;*
- *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;*
- *Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, to a maximum of ~~15 l/s~~ **16l/s**.*
- *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 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) and managed within the proposed development boundary. 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 needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.*
- *Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.*
- *Hydraulic calculation of the proposed drainage system including all parameters of the model;*
- *Construction details of flow control and SuDS elements.*

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale".

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Condition 32 (Details of Roller Shutters)

Condition 32 currently requires information to be submitted in relation to roller shutters prior to the first use of the development. However, no roller shutter doors are proposed for this phase of development. It is therefore suggested that the condition is reworded as follows:

> *"Prior to the installation of any roller shutter doors, ~~first use of the development~~, details of any roller shutters to the ground floor of the building shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first use of the building and thereafter retained and maintained in situ".*

Summary

I trust that the enclosed information will enable you to validate the application in short order. It would be appreciated if you could please confirm safe receipt. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely

R. May.

Rachel May
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For and on behalf of Avison Young (UK) Limited

Enc. Drainage Strategy Layout (dwg ref: CCPH2-ACM-Z0-XX-DR-C-6000 Rev. C01)

Flow Exceedance Layout (dwg ref: CCPH2-ACM-Z0-XX-DR-C-6001 Rev. C01)

Manhole Details (dwg ref: CCPH2-ACM-Z0-XX-DR-C-6002 Rev. C01)

Drainage Standard Details – Sheet 1 of 2 (dwg ref: CCPH2-ACM-Z0-XX-DR-C-6003 Rev. C01)

Drainage Standard Details – Sheet 2 of 2 (dwg ref: CCPH2-ACM-Z0-XX-DR-C-6004 Rev. C01)

Drainage Calculations (ref: CCPH2-ACM-Z0-XX-DR-C-6005 Rev. C01)

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