

03 November 2023

Manchester City Council
PO Box 532 – Town Hall
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela,

**Greenheys, Manchester Science Park
Application for Discharge of Conditions 7 and 17 of Planning Permission Ref: 136934/FO/2023**

Please find enclosed a Condition Discharge application submitted by Bruntwood SciTech Limited (“The Applicant”) for the discharge of Planning Conditions 7 and 17 relating to the Greenheys development in Manchester Science Park.

For clarity, the original Planning Permission Ref: 136934/FO/2023 was approved on 28 July 2023, and the description of development is as follows:

“Erection of 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E); associated cycle parking, hard and soft landscaping, access and servicing and other associated works.”

The Planning Permission relates to a site bound by Greenheys Lane to the west, the McDougall Centre Site and Burlington Street to the north, Pencroft Way to the east and the Base building to the south (‘the Site’).

This Application is submitted to discharge Conditions 7 (Drainage) and 17 (TV Signal). The table below sets out the relevant conditions and the documents that are submitted in support of the application for discharge.

Table 1: Condition Wording and Submission Documents

Condition Number	Partial or Full Discharge	Condition Wording	Submission Document(s)
7	Full Discharge	Notwithstanding the details as set out within condition 2 no development (excluding demolition) shall take place until details of the surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. This shall include: • A finalised drainage layout showing all components, outfalls, levels and connectivity; • Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable; • A feasibility assessment and engineering details of the Green / Blue Roof; • 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, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area; • An existing and proposed impermeable areas drawing to accompany all discharge rate calculations; • 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	A pack has been prepared by DW Consulting comprising: • Hydraulic calculation of the proposed drainage system with allowance for 45% climate change; • Proposed layouts GRE-DWC-ZZ-XX-C DR101 and GRE-DWC XX-DR-S-20-P01) • Detail drawings (GRE-DWC-ZZ-XX-C-DR102, GRE-DWC-ZZ-XX-C-DR103, GRE-DWC-ZZ-XX-C-DR104) DW Consulting are currently engaged in correspondence with the Manchester City Council as Lead Local Flood Authority to agree connection to watercourse. Results of ground investigation carried out under Building Research Establishment Digest 365 have been submitted via Condition Discharge application (Ref. CDN/23/0651), alongside a Remediation Strategy is intended to confirm the preliminary

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		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). 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; • Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required; • Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate	recommendations made are appropriate, including in regard to progression through the drainage hierarchy.

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		spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice; • Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. • Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice; • Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent applications can be arranged by contacting the Lead Local Flood Authority; • Hydraulic calculation of the proposed drainage system, including all engineering parameters; • A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s; • Construction details of flow control and SuDS elements. For the avoidance of doubt property threshold levels are to be set at a minimum of 35.150 metres Above Ordnance Datum (AOD) The approved details shall be implemented as part of the development	

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17	<i>Partial Discharge in relation to part a)</i>	Notwithstanding the Greenheys, Manchester Science Park, Television and Radio Reception Impact Assessment by GTech dated 26-04-23 stamped as received on 10- 05-23 prior to commencement of development a TV reception mitigation strategy for a) the construction; and b) post construction phases shall be submitted to and approved in writing by the City Council as Local Planning Authority . In line with the recommendations in the above this shall comprise one of the following: Relocation of affected antennas outside of signal shadow; or Where antenna relocation is not possible, arrange for alternative reception of TV broadcasts that is the same as existing, but is unaffected by signal shadowing (e.g. to an alternate provider) the applicant will pay for any requirement to switch over, new hardware and net additional subscription costs. For the avoidance of doubt this shall use available evidence of the existing TV viewing requirements of affected properties, the strategy will assess the most appropriate mitigation and provide a programme for implementation. The mitigation shall then be implemented in accordance with the approved strategy and programme. If following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the	Please see TV Signal Mitigation Strategy dated 02 November 2023 prepared by GTech

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		results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.	

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- TV Signal Mitigation Strategy dated 02 November 2023 prepared by GTech Consulting; and
- Drainage Pack prepared by DW Consulting.

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal.

The fee of £116.00 + £64.00 Planning Portal administrative fee has been paid online. The Planning Portal Reference number for the submitted condition discharge application is PP-12576260.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above. If you require any further details, please do not hesitate to contact my colleague Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk/ 0161 455 6963).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

For Deloitte LLP

Encl.