

Application number: CDN/22/0364

Proposal: Discharge of conditions 3 (demolition), 4 (invasive species), 6 (local labour), 7 (culvert), 8 (drainage), 9 (ground conditions), 10 (CMP), 12 (materials), 16 (drainage verification), 17 (landscaping), 19 (external equipment) and 28 (biodiversity) attached to planning permission referenced 128835/FO/2020

Location: Former Manchester College (Moston Campus) , Ashley Lane, Manchester, M9 4WU

LLFA Comments 07 February 2024

The following information has been considered:

CDN/22/0364 Planning Portal uploads 24 June 2022 to 04 January 2024.

Related applications:

CDN/22/0598 - discharge of 16 (management & maintenance) of 128835/FO/2020

CDN/23/0628 - discharge of 16 (management & maintenance) of 137342/JO/2023

The emails:

- **From:** Kathy Poole <kathy.poole@onemanchester.co.uk>
Sent: Thursday, February 17, 2022 4:16 PM
To: Marta Wolska <marta.wolska@curtins.com>
Cc: Clive Sellers <c.sellers@arcus.uk.com>
Subject: FW: Moston Campus
- **From:** Victoria Checkley <Victoria.Checkley@curtins.com>
Sent: Friday, September 8, 2023 12:04 PM
To: Laura Peacock <Laura.Peacock@manchester.gov.uk>
Cc: Kieran Geoghegan <Kieran.Geoghegan@curtins.com>; Mike <Mike@watson-homes.co.uk>; Marta Wolska <marta.wolska@curtins.com>; Simon Harrison <s.harrison@watson-homes.co.uk>; Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Subject: RE: 134579/JO/2022 – Condition 7
- **From:** Mike <Mike@watson-homes.co.uk>
Sent: 22 December 2023 08:16
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Simon Harrison <s.harrison@watson-homes.co.uk>
Subject: RE: Moston Campus
- **From:** Mike <Mike@watson-homes.co.uk>
Sent: Tuesday, January 30, 2024 3:39 PM
To: Laura Peacock <Laura.Peacock@manchester.gov.uk>
Cc: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Subject: RE: Urgent - Moston Campus CDN/22/0364 and CDN/22/0598
- **From:** Mike <Mike@watson-homes.co.uk>
Sent: Monday, February 5, 2024 2:01 PM
To: Laura Peacock <Laura.Peacock@manchester.gov.uk>
Cc: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Subject: RE: Urgent - Moston Campus CDN/22/0364 and CDN/22/0598

Condition 7: We have no further comment and recommend that Condition 7 can be discharged. The LPA should note the below documents on which Condition 7 is recommended for discharge, and ensure they are uploaded to Public Access and referenced as approved documents in the Decision Notice.

- Culvert As-Built - accepted according to the following PDFs received in email above 08/09/23: **Drawing 074747-CUR-00-ZZ-DR-C-92101** as supported by letters “**Watson Construction - Works Near Culvert Letter.pdf**” & “**074747-CUR-XX-XX-T-S-00001 - Foundations Adjacent to Culvert.pdf**”
- Culvert post-installation/verification survey - **accepted based on the survey PDF showing structural grade post-installation. (MOSTON CAMPUS MANCHESTER Project Date: 11/12/2023 Inspection Standard: MSCC5 Sewers & Drainage GB (SRM5 Scoring))**. It is noted that the design for the 300dia pipes has changed from clay as previously proposed to PVC. The 450 dia pipes (within the plots <3m easement) remain concrete as previously proposed.
- Tank & culvert location: **accepted according to the response in email 22/12/23.**
- A formal standalone document confirming that One Manchester will remain the riparian owner for the culvert for the lifetime of the development and that the culvert will be managed/maintained accordingly by one Manchester. **Accepted according to “Pre commencement condition 7.pdf” in email 30/01/2024 and email from Kathy Poole 17/02/2022.**

Condition 8: We have no further comment and recommend that Condition 8 can be discharged. The LPA should note the below documents on which Condition 8 is recommended for discharge, and ensure they are uploaded to Public Access and referenced as approved documents in the Decision Notice. **P03 version drawings must be removed from CDN/22/0364. P04 documents must be transferred across from CDN/22/0598.**

Hydraulic calculation and simulations – accepted **074747-CUR-Final Construction Model Details & Results.pdf**

Detailed drainage layout – SuDS drainage layouts – **P04 version drawings on CDN/22/0598** (this is not the approved culvert layout – for culvert approved documents see comments for Condition 7)

Overland flow routes – **accepted 074747-CUR-00-XX-DR-C-92004 Overland Routes.pdf**

Construction details – **accepted Drawings 074747-CUR-00-ZZ-DR-C-92522, 074747-CUR-00-ZZ-DR-C-95575 & 95576**

Condition 16: We have no further comment and recommend that Condition 16 can be discharged. The LPA should note the below documents on which Condition 16 is recommended for discharge, and ensure they are uploaded to Public Access and referenced as approved documents in the Decision Notice. **P04 version drawings on CDN/22/0598 must transferred across to this CDN/22/0364.**

- As built construction drawings - **P04 version drawings on CDN/22/0598**

- Verification report - accepted on basis of upload to **Planning Portal 04 Jan 24: "FLOOD RISK DRAINAGE DOCUMENT RELATING TO CONDITION 16"**. No photo of flow control (a delivery receipt is provided for 2no flow controls with the discharge rates as per this site) – accepted.
- Maintenance plan - accepted according to email 05/02/24 - attachment **"Maintenance Plan doc.pdf."**