



LAND AT IRK STREET, MANCHESTER – MEANWHILE USE

DATE:	31 August 2023	CONFIDENTIALITY:	Public
SUBJECT:	Drainage Statement Rev 2		
PROJECT:	70111033	AUTHOR:	Subhaan Muhammad
CHECKED:	Richard Verity	APPROVED:	Richard Verity

INTRODUCTION

This Technical Note has been prepared by WSP to accompany the planning application at Land at Irk Street, Manchester, M4 4JT (the site) which has been submitted on behalf of FSC MCR Limited for temporary planning permission for the change of the site and existing buildings to an arts, and cultural venue/event space (Sui Generis), with associated food and drink space (Flexible Use Class E / Sui Generis).

The NPPF Practice Guidance on Flood Risk and Coastal Change (August 2022) states the following in relation to the provision of drainage information to support a planning application:

“Supporting information will need to describe the existing and proposed surface water management arrangements” to ensure there is no increase in flood risk to others off-site.”

The Note discusses the drainage arrangements and potential impacts on drainage systems in the vicinity of the site and any consequential flood risk.

EXISTING SITE

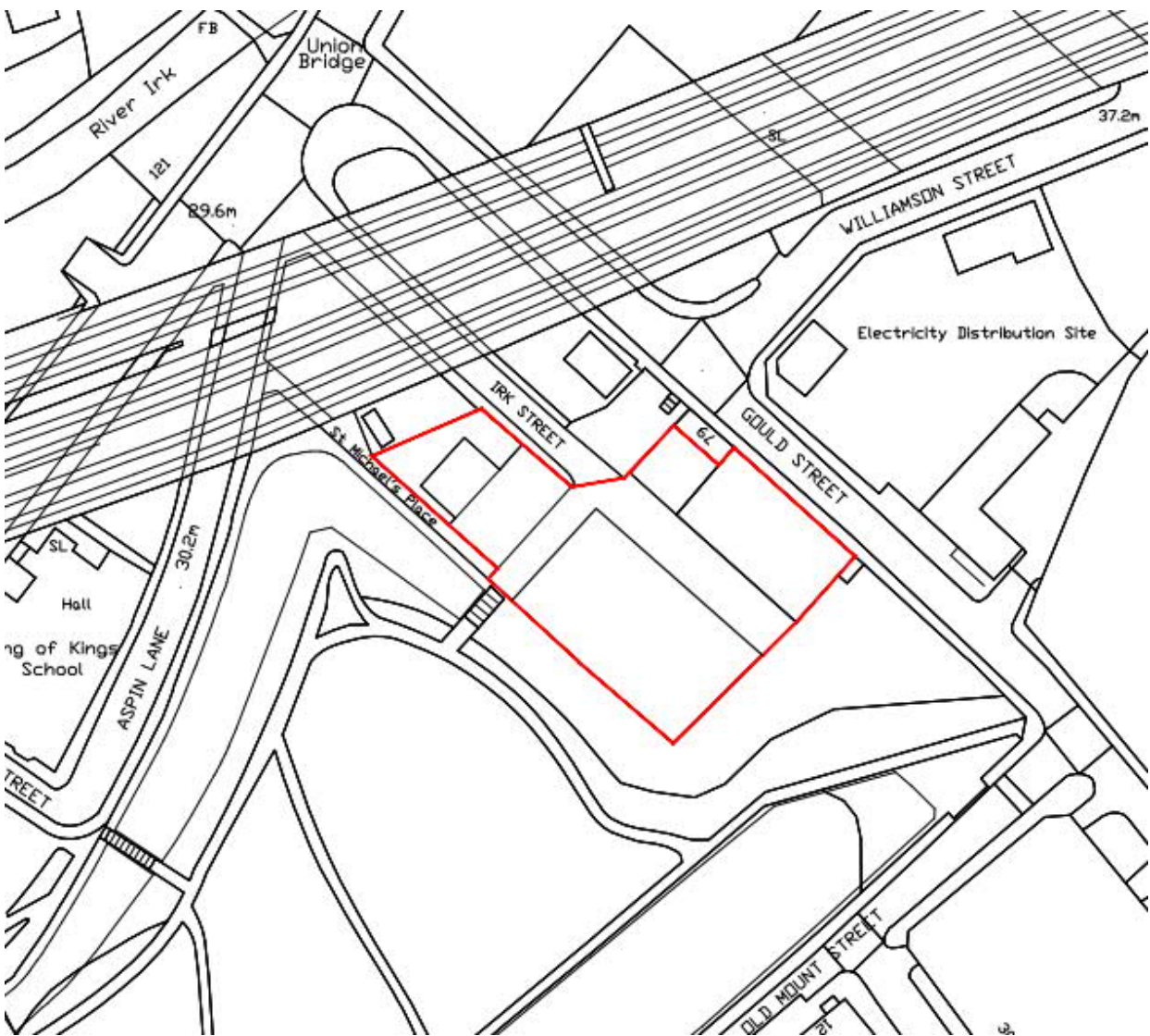
The site at comprises an area approximately 0.18 hectares and is located within the administrative boundary of Manchester City Council (MCC). The main railway into Manchester Victoria Station borders the southern boundary of the site.

The site currently comprises a former MOT testing and vehicle servicing business and associated hardstanding. All buildings within the curtilage of the site are vacant. According to the adopted Policies Map, the site is situated within the Regional Centre and North Manchester and is within the Manchester City Boundary. The site is situated immediately to the west of the Northern Gateway Strategic Regeneration Area (now known as ‘Victoria North’), which was endorsed by MCC. The site is adjacent to the east of St Michael's Flags and Angel Meadow Park. Refer to Figure 1 below.

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Figure 1 – Existing Site Plan



PROPOSED SITE USE

The proposed development comprises the use of the site and existing buildings as an arts, and cultural venue/event space, with associated food and drink space. The proposed development will have three elements, as illustrated on Figure 2 below:

The Garden – This area of the site will extend to 645sqm and will comprise a green beer garden, owing to the inclusion of moveable planters. The Garden will accommodate up to circa. 150 people.

The Club – This area of the site will comprise an existing building (289sqm) and 95sqm of external space, which will function as a main performance space. The Club will accommodate, for example, comedy, and big screen sports events, and markets. The area will have capacity for circa. 300 standing / circa. 250 seated; and,

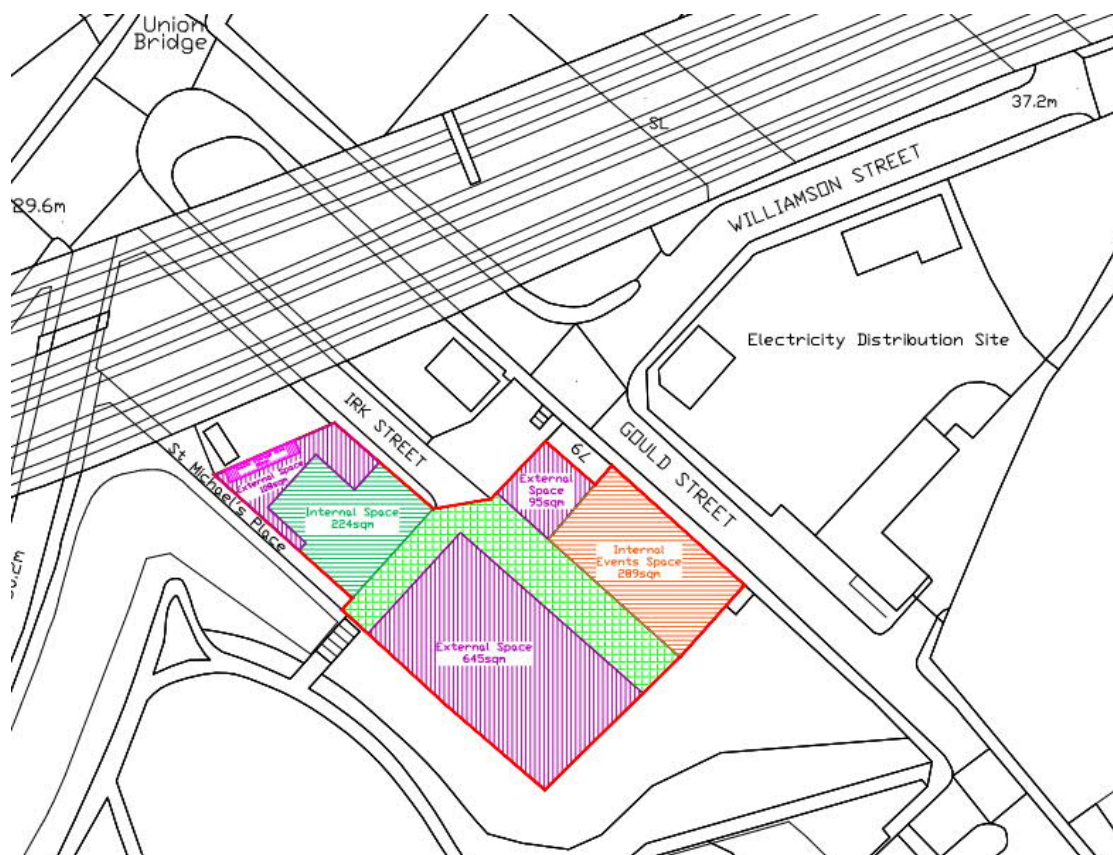
The Shed – This area of the site will comprise an existing building (224sqm) and 108sqm of external space. The Shed will be a casual food and drink venue, comprising a seating area with a capacity of circa. 80 people.

The temporary marketing suite in the southern portion of the site has been removed, otherwise the site is to be retained in its current condition with no physical changes to the buildings or external areas (other than minor repairs) proposed. Refer to Figures 2 and 3 below.

Figure 2 – Proposed Site Usage



Figure 3 – Proposed Site Layout

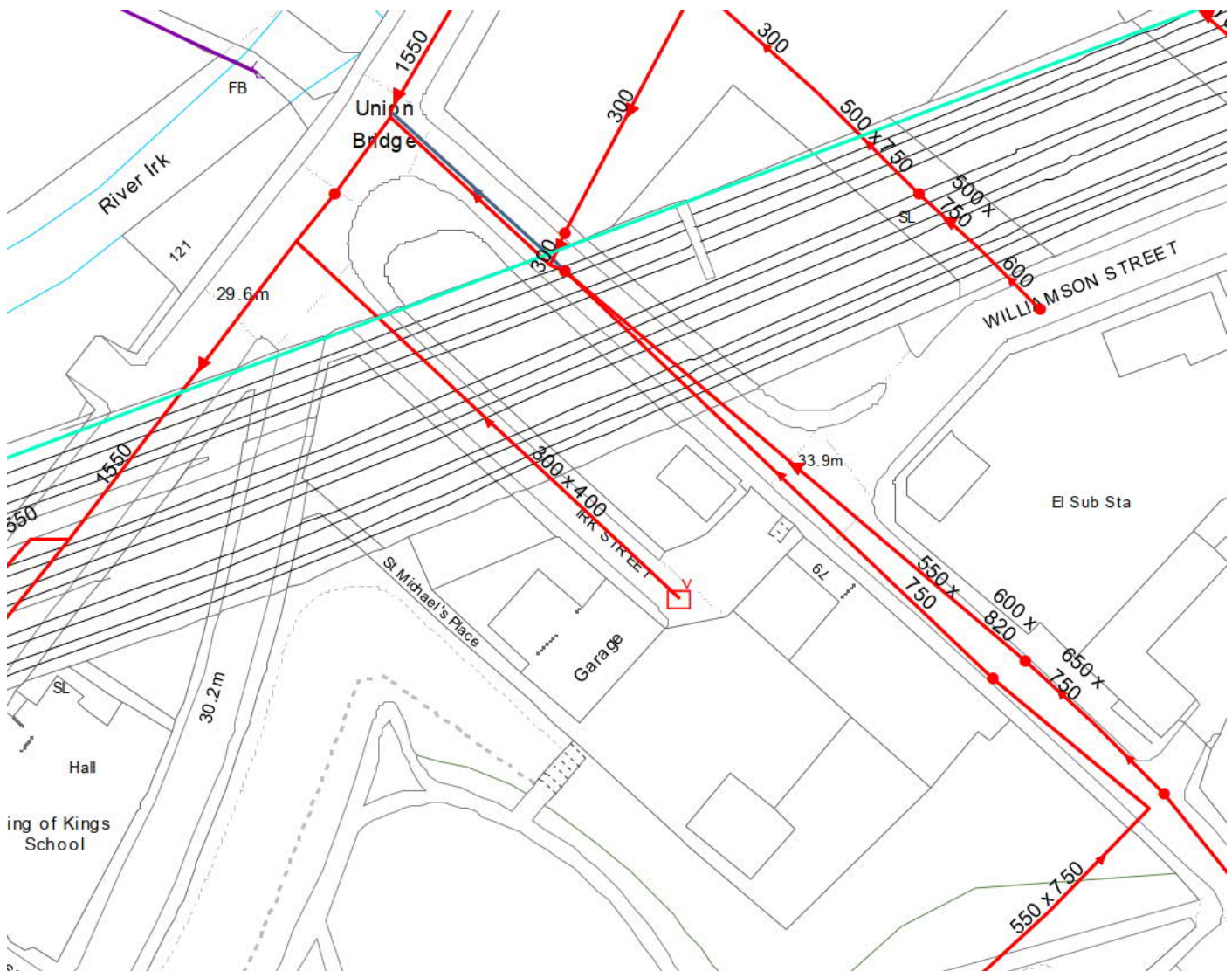


EXISTING DRAINAGE ARRANGEMENTS

Foul and surface water from the existing site is likely to be drained to the 1550mm combined public sewer in Dantzic Street, via a 300 x 400mm combined public sewer located within the western boundary of the site. Refer to Figure 3 below.

The entire site (0.18 hectares) is considered to be 100% impermeable. The existing peak run-off from the site is calculated to be 25 l/s using the modified rational method, assuming a rainfall intensity of 50 mm/hr.

Figure 4 – Extract from United Utilities Sewer Records



PROPOSED DRAINAGE ARRANGEMENTS

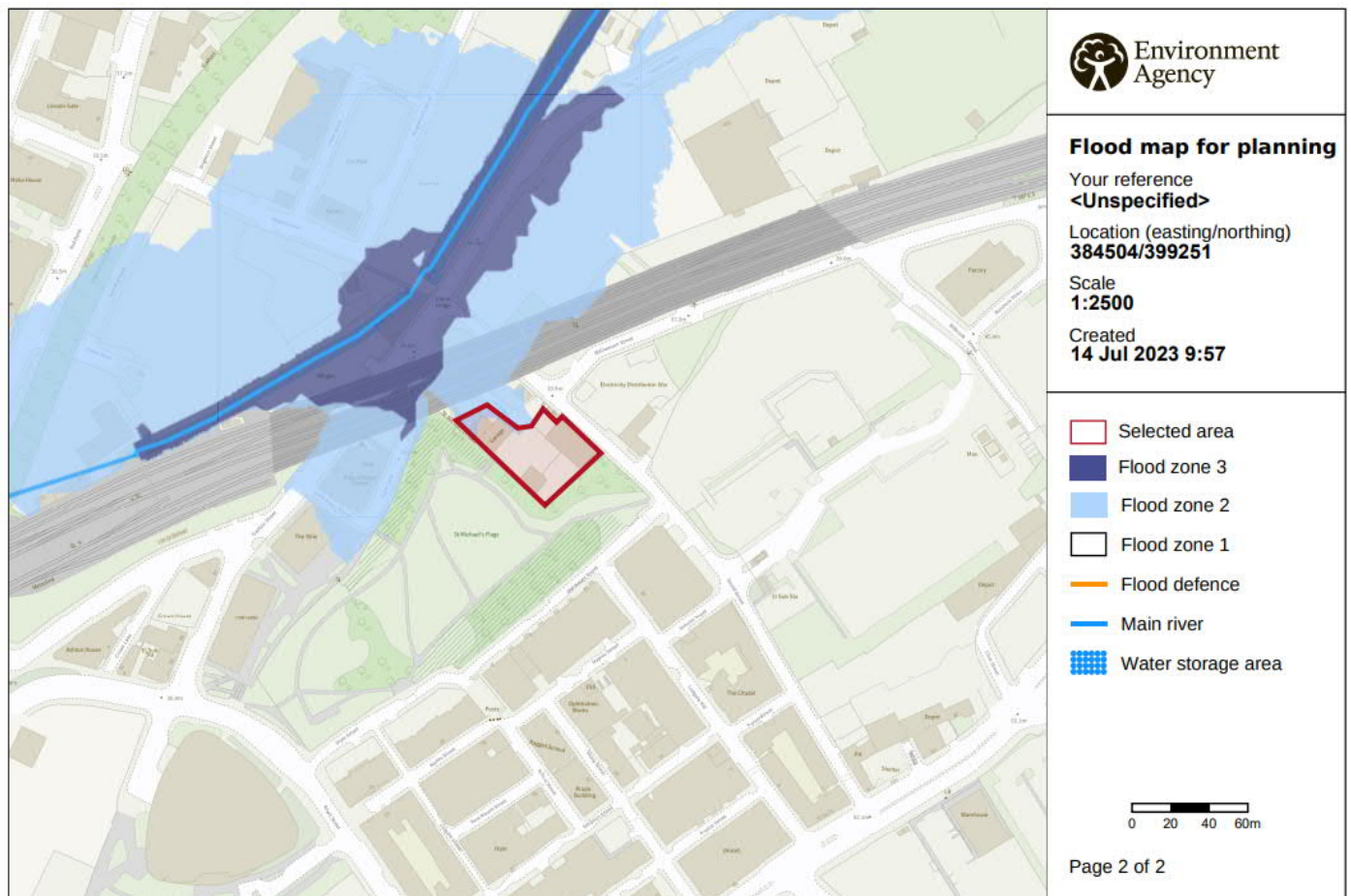
The site is to remain as existing and therefore will remain 100% impermeable. Site surface water and foul drainage systems will continue to operate as existing, with discharge to the combined public sewer in Irk Street.

Consequently, given that the proposed development comprises a 'meanwhile use', There are no proposals to carry out any ground or drainage works and hence it is not planned to provide any form of SuDS or attenuation as part of the proposals. The developed site will therefore continue to generate a peak run-off of 25 l/s as existing.

FLOOD RISK

The site lies within Flood Zones 1 and 2 according to the Flood Map for Planning (refer to Figure 5), which indicates that the site is a low to medium risk of flooding from rivers or the sea. The source of this flooding is the River Irk to the north of the site. The majority of the site lies within Flood Zone 1 (low probability) with only the northernmost extent within Flood Zone 2 (medium probability). All existing buildings are within Flood Zone 1.

Figure 5 – Flood map for planning



SUMMARY AND CONCLUSION

This note identifies the drainage arrangements associated with the existing site.

As part of the proposed development, there are to be no changes to the site drainage regime and drainage systems will continue to operate as existing. Furthermore, it is important to note that the proposed development comprises a 'meanwhile use' ahead of the site's comprehensive redevelopment under planning permission 124120/JO/2019. Therefore, planning permission is sought for a temporary period of two years.

There are no proposed increases in surface water discharge rate from the site as a result of the proposed development, and thus flood risk will not be increased in accordance with the requirements of the NPPF. Consideration of climate change is not required given the temporary nature of the development. Thus, it is concluded that the development is acceptable in terms of flood risk and drainage.