Zerum Planning Limited
South Central, Suite 4E
11 Peter Street
Manchester
M2 5QR

0161 667 0990
Info@zerum.co.uk
www.zerum.co.uk

2nd November 2023

Jennifer Atkinson
Planning
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Dear Jennifer,

DISCHARGE OF CONDITIONS 6, 14 AND 49 RELATING TO PLANNING CONSENT REF 130394/FO/2021
BRUNSWICK MILL / BRUNSWICK PLACE, BRADFORD ROAD, MANCHESTER M40 7EZ
PLANNING PORTAL REF PP-12575482

This submission seeks to discharge conditions 6 (drainage), 14 (boundary treatments, partial discharge) and 49 (ramp deck) of consented application 130394/FO/2021 at Brunswick Mill.

Condition 6 - Drainage

The elements of the condition are met by the submitted documents as follows:

Condition wording	**Submitted information**
- Details of how surface water run-off will be attenuated on site and not enter the public highway (specifically on access road of the 'mid building');	This is provided on the submitted drainage strategy drawing, highlighting levels and channels / gullies collecting water. Levels fall into the site at all vehicle entrances.
- Details of how the surface water run-off from roof areas will drain and be attenuated on site; noted on the drainage drawing.	All existing RWPs to be reconnected. Nearly all come to the Bradford Road sewer via a control and attenuated system. Two rear existing RWPs draining to the canal / overground are to remain as existing due to complications bringing these into the site.
- The hydraulic model for the 'existing mill' does not correlate with the proposed drainage layout, clarification needed;	Hydraulic calculations are included in the submission.
- 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	Over land flow routes are set out on the submitted drawing.

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. Flow routes are not shown onsite for the 'Mid Building'	
- Correspondence from United Utilities stating that the 1200mm diameter surface water sewer within Beswick Street is a surface water asset owned by United Utilities and not an ordinary watercourse. The UU correspondence confirms a maximum pass flow of 5l/s for the 'new development area', whereas the proposed drainage layout shows a discharge rate totalling 10l/s (two sperate flow controls of 5l/s) for the 'new development' are confirmation from UU needed that this is acceptable.	Single 5L/s discharge is proposed to Beswick Street in line with UU discharge requirements. Correspondence from UU forms part of the submission.
- A CCTV survey should be undertaken of the existing combined water sewer and surface water sewer to confirm a gravity connection is feasible.	CCTV survey now completed with associated documentation submitted as part of this application.
- Construction details of Aco Channel	The size of the channel is considered in the calculations and all channels are to be minimum 150mm wide, 150mm deep. Detailed design will take place at the subsequent detailed design stage when the contractor will identify specific products.

Condition 14 – Boundary Treatment

Condition 14 requires details of all boundary treatments and access gates to Bradford Road. Information relevant to the first phase is provided as part of this submission, excluding the specifications for the gate. This will be provided at a later date, therefore a partial discharge of the condition is sought.

Condition 49 – Ramp Deck

This condition seeks details of the ramp deck by which level access will be provided to the commercial/workspaces within the internal courtyard. The further detailed design work undertaken by the team has confirmed that level access can be achieved without the use of a ramp deck. The submitted plan confirms that all entrance thresholds will be level.

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

Yours sincerely,

Deborah Baker Barnett
Associate Director