

George Bissett
16 Old Market Place
Altrincham
WA14 4DF

Planning Department
Manchester City Council
PO Box 532,
Town Hall
Manchester
M60 2LA

Dear Sir/Madam,

Re: APPROVAL OF OUTSTANDING DETAILS RESERVED BY CONDITION OF CONSENT REF: 125678/FO/2019 (AS AMENDED BY 135824/NMC/2022)

We are pleased to submit this application to approve details reserved by condition on behalf of Peelers Estates Ltd. for the following condition:

- Condition 4 - Drainage

The condition was reserved on consent ref: 125678/FO/2019, as amended by 135824/NMC/2022 for:

“Erection of 8-storey residential building (Use Class C3) comprising 81 residential units, alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works.

Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 81 residential units, associated landscape and other associated works.”

The requisite planning application fee (£116) has been paid online via the planning portal (PP-12231252).

The application is supported by a Report to Discharge Drainage Related Planning Condition, prepared by Ridge.

Condition 4 states:

Notwithstanding the details submitted on the Drainage report prepared by Scott Hughes stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (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:

Consideration of alternative green SuDs solution if practicable;

- Details of surface water attenuation that offers a reduction in surface water run off rate in line with the Manchester Trafford and Salford Strategic Flood Risk

Assessment i.e at least a 50% reduction in run off rate compared to the existing rates, as the site is located within a critical drainage area.

- 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 designed 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 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.

- Hydraulic calculation of the proposed drainage system

- construction details of flow control and SuDs elements.

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

On 9th February 2022, Manchester City Council gave notice of partial discharge of this condition (ref: CDN/21/0870). The decision notice stated that certain outstanding information should be supplied in order to discharge condition 4 in full. The table below sets out the required information and a summary of the supporting information provided:

Table 1.0 – Outstanding information required for full discharge of Condition 4	
Outstanding Information	Information Submitted
<i>The use of structures which discharge surface water to the underlying strata within 5m of building foundations (in accordance with Building Regulations Document H) is not encouraged. The following approach, if feasible, is as follows that the permeable paving is an attenuating structure and is wrapped in an impermeable geotextile membrane with the incorporation of perforated pipes which connects the system to the wider drainage network. A similar approach should be adopted within the rain gardens if feasible.</i>	The strategy for the permeable paving is in line with the suggested approach. The paving connects into the drainage system. There are no rain gardens in the development.
<i>Construction details of rain gardens.</i>	The latest scheme no longer incorporates rain gardens in accordance with the latest Ground Floor Plan submitted (ref: 0321-TGA-XX-00-DR-A-0300) under application ref: 135825/JO/2022. Therefore, the request for their construction details is no longer applicable.
<i>Where surface water is connected to the public sewer, an up to date agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking</i>	Appendix C of the submitted report contains email correspondence that shows

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Our Ref: 2022.025



future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

that United Utilities have no objection to the proposed surface water connection to the public combined water sewer at 6 l/s.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'G Bissett', with a long horizontal stroke extending from the top of the first letter.

George Bissett