



Planning

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Miss Olivia Carr
Turley
1 New York Street
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Date: 28 June 2023

Dear Sir/Madam,

Pre-Commencement Conditions
Application number: 136874/FO/2023
Echo Street, Manchester, M1 3QJ

In accordance with s100ZA of the Town & Country Planning Act 1990 (as amended), this letter gives notice of the requirement to place pre-commencement condition(s) on any permission arising from the above application.

The required condition(s), and the reason(s) for them are as follows:

Notwithstanding the details submitted on the ???, (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:

- 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 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 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.
- Evidence from an appointed structural engineer, that the proposed works will not impact the structural integrity of the potentially existing circa 900mm culvert within close proximity to the works.
- CCTV survey and routing plan of existing drainage system to understand condition, capacity, connectivity.
- Hydraulic calculation of the proposed drainage system, including all engineering parameters.
- Construction details of flow control and SuDS elements

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

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

The above conditions is required as it is essential that an adequate drainage system is designed for the development.

Please confirm your agreement to the above conditions within 10 working days. If we do not hear from you within this period, we will impose the conditions on any permission. Please note that this information is provided without prejudice to any final decision in relation to this application.

If you would like any further information about this letter, please contact Jennifer Atkinson using the above details. Please quote the above reference number on any further correspondence.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing

