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3rd July 2023

Dear Lucy,

Details required to discharge conditions 6(a), 12, 18(a) and 20(a) pursuant to application ref. 129406/FO/2021 at Land at Deansgate South, Manchester

Cushman & Wakefield, on behalf of Fusion Manchester DevCo Ltd, hereby apply to Manchester City Council to discharge conditions 6(a), 12, 18(a) and 20(a) pursuant to application ref: 129406/FO/2021.

A Non-Material Amendment application has recently been submitted (awaiting validation) to amend the trigger of the pre-commencement conditions to allow demolition and site clearance works to be undertaken in advance of the main works starting. As that application is not yet determined, the condition wording below reflects the current wording as per the original decision.

Condition 6: Remediation

Condition 6 states:

a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

The following document is submitted to enable the discharge of part a of condition 6:

- Ground Investigation Report

Condition 12: Flood Risk and Drainage

The below table sets out the requirements of Condition 10 and the document/ drawing submitted to address each part:

Condition wording	Comment and/or document submitted
<i>No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and details that have been submitted to and approved in writing by the local planning authority.</i> <i>In order to discharge the above drainage condition the following additional information shall be provided:</i>	n/a
a) <i>A Flood Risk Assessment shall be carried out, as the site is located within close proximity to a Main River and the site is shown to be located within an Environment Agency (EA) Flood Warning Area;</i>	Please see submitted 'Flood Risk Assessment and Drainage Strategy (June 2023)' at the following link (due to file size): - Deansgate South - Condition 12
b) <i>A Drainage Strategy, which shall be set out in accordance with National Planning Policy Framework and follow the drainage hierarchy;</i>	As above.
c) <i>The River 'Medlock Tunnel' (which connects the River Medlock) runs within close proximity to the site, therefore site investigation works and correspondence with the Environment</i>	Please see submitted 'River Medlock Diversion Culvert Technical Note'.

<i>Agency shall be carried out to confirm that this culvert is not located within the site boundary and that the proposed building does not encroach into the culvert easement;</i>	
<i>d) Consideration of alternative green SuDS solution (that utilises infiltration or attenuation) if practicable;</i>	The Scheme, as consented includes an area of green/blue roof. As part of the design development, the extent of the attenuated roof area has been reviewed with the design team and the area increased therefore increasing the attenuated area at the roof level. The final proposal for the small rear paved area is to install permeable paving. These forms of drainage are identified on the following drainage drawings: - 20047-123 Rev.– (Drainage Layout Basement) - 20047-121 Rev. E (Drainage Layout Lower Ground Floor) - 20047-122 Rev. F (Drainage Layout Ground Floor)
<i>e) 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, as the site is located within Conurbation Core Critical Drainage Area;</i>	A surface water detention tank is proposed, as shown within the drainage strategy and the submitted drainage drawings. The locations of the tank are proposed to an area under the ground floor and routes of drainage to the tank have been coordinated with the design team. The tank is currently designed to take all the surface water detention requirement for the development and calculations are provided to show the 50% betterment compared to the existing site. Flow rates off the site have been agreed with United Utilities, 5.0L/s, as shown in the following submitted emails: - 'UU Email 1 – 01.07.2022' - 'UU Email 2 – 08.09.2022'
<i>f) 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;</i>	It was agreed that infiltration has been ruled out by United Utilities due to ground contamination (Drainage Strategy Page 9). Runoff volume reduction is being considered as part of the green/blue roof review, by making use of evapo-transpiration covering both water evaporation and

	water transpiration from the living green roof covering.
g) <i>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 40% climate change in any part of a building;</i>	Detention of surface water behind the flow control device is demonstrated in the submitted drainage strategy and is designed for events up to and including a 1 in 100 year rainfall event with allowance for 40% climate change.
h) <i>Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes shall 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 shall be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site;</i>	Shear Design provided a scope and assisted in the appointment of additional topographical survey around the site towards to the Bridgwater Canal so that the overland flood routes in an extreme event (exceedance of drainage assets etc). The survey information has been reviewed and Shear Design have produced an overland flood route drawing showing the route of overland surface water: - 20047-111 Rev. D (Levels Layout) The proposed site is predominantly occupied by the new building footprint and therefore the areas of extern works where the levels are adjusted from the existing levels are limited generally to the two building entrances. The level of the main entrance to the North West of the site off Chester Road replicates the existing level and therefore this should not impact the existing overland flood routes. The entrance to the Lower Ground floor from the South East of the site is ramped down towards the building to provide access off of Deansgate South. Threshold drainage is provided along with permeable paving to protect the internal building from surface water ingress. The level of the substation is higher than the level of the rear entrances so that should the external drainage fail, flood water would access the entrance of the building where additional channels are provided. This drawing shows that the route/principals of overland flood water to the site and adjoining sites

	is not significantly impacted by the developments proposals.
i) <i>Where surface water is connected to a Main River, any works within or adjacent to the river that would affect it would require consent from the Environment Agency (EA). An email of acceptance by the EA of proposed flows and/or new connection will suffice;</i>	The strategy is to connect to the combined sewer in Deansgate South with both foul and surface water discharge. Acceptance of this by United Utilities is attached. All other means of surface water disposal including discharge into the River Medlock have been explored with the Environment Agency and are discounted, see attached correspondence.
j) <i>Where surface water is connected to the public sewer, agreement in principle from United Utilities (UU) is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance by UU of proposed flows and/or new connection will suffice. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer shall be restricted to 5 l/s;</i>	Shear Design have liaised with United Utilities on the proposed drainage connection and associated flows rates. United Utilities issued an email dated 1st July 2022 stating that the provided correspondence with the Environment Agency (Sandrine Thomas, 16th December 2020) is acceptable as evidence that surface water connection directly to the river is not feasible. Accordingly, United Utilities accept to discharge surface water from the proposed site to the public combined sewer within Deansgate Road at a maximum 5l/s discharge rate to avoid future blockages. Further correspondence with United Utilities has been held to confirm the final proposals are in accordance with their expectations. The following emails are submitted: - 'UU Email 1 – 01.07.2022' - 'UU Email 2 – 08.09.2022'
k) <i>Hydraulic calculation of the proposed drainage system;</i>	The full hydraulic calculations confirming the principals noted in the response to this condition, on the Shear Design drainage drawings and the agreements with United Utilities are included within the submitted Drainage Strategy.
l) <i>Construction details of flow control and SuDS elements.</i>	The RIBA Stage 4 (Technical Design) drainage drawings include the proposed construction details for the components required to achieve the Shear Design drainage proposals. The construction details are shown on the following drawing: - 20047-132 Rev. B (Substructure Drainage Construction)

Condition 18 : Acoustic Insulation

Condition 18 states:

a. Notwithstanding the details shown in the approved drawings and documents, before the development commences a scheme for acoustically insulating the proposed student accommodation against noise from Bridgewater Viaduct, Deansgate, and the nearby tram and railway lines shall be submitted to and approved in writing by the local planning authority.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time 23:00 to 07:00) - 30 dB L Aeq (individual noise events shall not exceed 45 dB L AmaxF by more than 15 times);

Living rooms (daytime 07:00 to 23:00) - 35 dB L Aeq

Gardens and terraces (daytime) - 55 dB L Aeq.

b. Prior to first occupation of the student accommodation units, a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the local planning authority. The report shall include post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria. Those measures shall be implemented in full before any of the units are first occupied.

The following document is submitted to enable the discharge of part a of condition 6:

- Noise Insulation Scheme, Apex Acoustics (June 2023)

Condition 20 : Air Quality

Condition 20 states :

a) Prior to commencement of the development mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the local planning authority and shall remain in situ whilst the use or development is in operation.

The following document is submitted to enable the discharge of part a of condition 6:

- Emissions Mitigation Statement, PEC (June 2023)

Conclusion

The application has been submitted, and the requisite application fee paid, via the Planning Portal with portal reference PP-12285552.

I trust that you have all of the necessary information to approve these details and discharge the relevant conditions, however if you have any queries please do not hesitate to contact me.

Yours sincerely



Claire Pegg MRTPI MRICS
Associate, Cushman & Wakefield Planning