

Planning

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Date: 5 June 2023

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 137169/NMC/2023

Description: Non material amendment to planning permission 125804/FO/2019 to amend triggers within condition 6a and 12 to exclude demolition

Location: 325 - 327 Deansgate, Manchester, M3 4LQ

I refer to your application for a non-material amendment to planning permission reference 125804/FO/2019.

The proposed seeks to amend triggers within condition 6a and 12 to exclude demolition

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 125804/FO/2019. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 125804/FO/2019 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

6) Notwithstanding the detailed flood risk and drainage strategy stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, (a) above ground works excluding demolition shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

*Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;

*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;

*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 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.

*Where surface water is connected to the canal agreement in principle from Canal and River Trust is required. An email of acceptance of proposed flows and/or new connection will suffice.

*Hydraulic calculation of the proposed drainage system;

*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).

12) Prior to the commencement of works excluding demolition, detailed structural designs / surveys shall be submitted for approval in writing by the City Council, as Local Planning Authority, in order to determine the effects of the proposal on the structure of the Viaduct. This shall include, the detailed design (including the results of any structural surveys) and the proposed structure monitoring regime during the development construction.

The approved strategy shall be adhered to throughout the development.

Reason: To safeguard Metrolink infrastructure pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing

