



Planning

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Mr John Cooper
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Date: 21 February 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: 136085/NMC/2023

Description: Non-material amendment to Planning Permission reference 134288/FO/2022 to amend Condition 10 (Drainage)

Location: No.3 Circle Square, Land Bounded By Princess Street, Newman Street (Formerly Brancaster Road) And Cloak Street, Manchester, M1 7ED

I refer to your application for a non-material amendment to planning permission reference 134288/FO/2022.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes to the condition triggers will have no material impact upon the previously approved scheme and will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

Reason 2: The re-wording of condition 10 is required to amend the triggers for submission of details due to the development of the delivery programme with an initial period of enabling works and piling works programmed to take place prior to the main construction. The proposed amendment also necessitates an additional condition to allow the Emergency Evacuation element of the condition to be separated out as the information will not be available pre-commencement of the main building contract.

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 134288/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 134288/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

10) Notwithstanding the details as set out within condition 2, no development shall take place other than below ground piling, until surface water drainage works, including an implementation programme, have been agreed and details that have been submitted to and approved in writing by the Local Planning Authority, in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. This shall include:

Finalised drainage layout showing all components, levels and connectivity.

Finished floor levels and flood resistance/resilience measures shall be set in accordance with No 3 Circle Square, Manchester Flood Risk Assessment and Drainage Strategy (Curtins Ref: CS3-CUR-03-XX-RP-D- 92000 Revision: V02 Issue Date: 01 July 2022). Evidence shall be presented of retention through to final design.

Evidence that the drainage system has been designed to the restricted flow rates previously approved, which shall present evidence of previous approvals.

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.

For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.

Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.

Hydraulic calculation of the proposed drainage system;

Construction details of flow control and SuDS elements.

The approved details shall be implemented prior to occupation as part of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

43) Prior to the occupation of the development A Flood Emergency Plan covering the points recommended in No 3 Circle Square, Manchester Flood Risk Assessment and Drainage Strategy (Curtins Ref: CS3-CUR-03- XX-RP-D-92000 Revision: V02 Issue Date: 01 July 2022) shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of public safety, pursuant to policies DM1 and EN14 of the Core Strategy.

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing