



Manchester City Council (Planning)
PO Box 532,
Manchester,
M60 2LA

Dear Sir/Madam,

9032 | Ancoats Mobility Hub
27/03/2023

Buttress

41 Bengal St.
Manchester
M4 6AF

T 0161 236 3303
F 0161 236 3603
W www.buttress.net

Re: Variation of conditions 2 and 8 of planning permission 130627/FO/2021 to reconfigure internal layout of the development with associated elevational alterations, alterations of landscaping, modification to access and creation of a servicing bay to Poland Street together with amendments to the trigger within condition 8.
REF: 135720/JO/2022 - Conditions 6 & 9 Discharge Application

With reference to the above, please find enclosed the following information in support of the discharge and approval of pre-commencement conditions 6 & 9 for the above related Planning Consent.

Condition 6

The following information has been prepared by Kennedy Redford for submission:

- 45306-KRD-XX-ZZ-TS-C-0502 Drainage Technical Note
- 45306-KRD-XX-EX-DR-C-2001
- 45306-KRD-XX-EX-DR-C-5201
- 45306-KRD-XX-EX-DR-C-5202
- 45306-KRD-XX-EX-DR-C-5210
- 45306-KRD-XX-EX-DR-C-5211
- 45306-KRD-XX-EX-DR-C-9030
- 45306-KRD-XX-RF-DR-C-5204
- 45306-KRD-XX-ZZ-CA-C-0500 SW HYDRAULIC CALCULATIONS
- 45306-KRD-XX-ZZ-CA-C-0501 6HOUR STORM EVENT
- 45306-KRD-XX-ZZ-CL-D-0550 FW HYDRAULIC CALCULATIONS
- 45306-KRD-XX-ZZ-DR-C-5203
- 45306-KRD-XX-ZZ-DR-C-5231
- 45306-KRD-XX-ZZ-DR-C-5232
- 45306-KRD-XX-ZZ-DR-C-5233
- Email from United Utilities

Below is a description of the condition requirements and a reference to the document/drawing submitted to discharge that part of the condition.

6) Notwithstanding the details submitted on the Flood Risk and Drainage Strategy prepared by Hill Cannon stamped as received by the City Council, as Local Planning Authority, on the 3 June 2021, (a) the development shall not commence (excluding demolition and site clearance) until a scheme for the drainage of surface water from 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 site boundary and all proposed components, levels, inlets, discharge points and connectivity.
[Refer to drawing 45306-KRD-XX-EX-DR-C-5201](#)
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. Appraisal shall be presented.
[Refer to drawing 45306-KRD-XX-TS-C-0502](#)
- 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, which shall be no greater than 5 l/s;
[Refer to drawing 45306-KRD-XX-EX-DR-C-5201](#)
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
[Refer to drawing 45306-KRD-XX-EX-DR-C-5210 for existing catchment and 45306-KRD-XX-EX-DR-C-5211 for existing catchment.](#)
- 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;
[Refer to 45306-KRD-XX-ZZ-CA-C-0501](#)
- 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;
[Refer to 45306-KRD-XX-ZZ-CA-C-0500](#)
- 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.
[Refer to drawing 45306-KRD-XX-EX-DR-C-9030](#)
- Progression through drainage hierarchy shall be evidence-based: feasibility of infiltration discharge to be appraised. 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.
[Refer to drawing 45306-KRD-XX-TS-C-0502](#)
- 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.
[Confirmation received from UU by email. The drawing submitted has been updated to include some further technical development but we can confirm the design principles and discharge rates are the same as the P02 version.](#)
- For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required. - Details of the proposed interceptor shall be given.

Petrol Interceptor was installed. Refer to drawing 45306-KRD-XX-EX-DR-C-5201 for product reference.

- Hydraulic calculation of the proposed drainage system; - Construction details of flow control and SuDS elements.
Refer to drawing 45306-KRD-XX-EX-DR-C-5201, 45306-KRD-XX-ZZ-DR-C-5233 and 45306-KRD-XX-ZZ-CA-C-0500

Condition 9

The following documents have been prepared for submission:

- Phase II Geoenvironmental Site Assessment - 15-849-R1-2 - Phase II GSA - September 2022
- Remediation Method Statement - RMS-20376-22-276 ENCL
-

We trust the information provided is satisfactory to discharge the conditions however please contact us should you wish to discuss or require anything further.

Yours sincerely



Heather Leeson | Senior Architect
for Buttress

CC:
File
Daniel Gana
Matthew Burl

Bowmer & Kirkland Ltd
Buttress