

* email submission only*

Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

10th January 2023

Our Ref: 727/C/NH/230110

Re: 126507/FO/2020 - 65-67 Old Market Street Blackley, Manchester - Discharge of Conditions Letter

Dear Sirs,

The letter accompanies a Discharge of Conditions application for the above titled planning application, which was approved on the 20th October 2020.

This submission only relates to condition numbers 14, 18 and 20.

This completes the Discharge of Conditions for all of the pre commencement outstanding conditions.

The information has been submitted for discharge of the conditions as follows:

Condition 14 - Notwithstanding the details submitted, prior to the commencement of development, a Demolition and Construction Management Plan outlining working practices during development and demolition shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt, details should include:

- *Dust suppression measures;*
- *Noise and Vibration Assessment;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Detail of an emergency contact telephone number;*
- *Parking of construction vehicles; and*
- *Sheeting over of construction vehicles.*
- *Community Consultation Strategy.*

The development shall only be carried out in accordance with the approved construction management plan.

Full Contractor Site Management Information submitted. (12 Documents)

Condition 18 - 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 replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Notwithstanding the information contained within the submitted Drainage Strategy, the following additional information shall be submitted to and agreed in writing by the City Council as Local Planning Authority:

- 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;
- 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;
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

Engineers (BMC) Drawings and details J7996 D01, SuDS Maintenance Plan and Hydraulic Calculations submitted. (3 Documents)

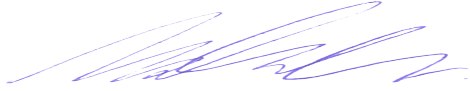
Condition 20 - Prior to the commencement of above ground development, an Environmental Standards Statement shall be submitted to and approved in writing by the City Council as Local Planning Authority to detail energy efficiency and carbon reduction measures to be incorporated within the development. The development shall only be implemented in accordance with the agreed details

Report Z43470 from The Energy Council submitted. (1 Document)

We trust the enclosed is satisfactory but should you require any further information, please do not hesitate to contact me regarding this matter.

With kind regards

Yours sincerely



Nick Harden
Edifice **Building Consultants** Limited
t: 07917125231
e: nick@edificebc.co.uk