

25 January 2023

Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Angela,

**Port Street– Application for Discharge of Conditions
(Planning Permission Ref: 132489/FO/2021)**

On behalf of our Client, Manchester (Port Street) Ltd, please find enclosed an application for the discharge of multiple Conditions attached to Planning Permission ref: 132489/FO/2021 .

On 07 October 2022, Planning permission was granted for Port Street in Manchester City Centre for:

“Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works.”

Condition Discharge

The details below set out the relevant conditions and the documents that are submitted in support of application for discharge.

Condition 10 – Surface Water Drainage

“Notwithstanding the details as set out within condition 2 no development shall take place until surface water drainage works 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.

**Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. This shall include consideration of integrating the drainage strategy with the green landscaping design. Assessment demonstrating maximised integration of green SuDS components is required in-line with Manchester City Council's Climate Change Action Plan 2020-25.*

**Details of surface water attenuation that offers a reduction in surface water runoff rate to greenfield runoff rates;*

**An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*

**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 40% climate change in any part of a building. This shall include surcharged outfall considerations where applicable.*

**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.*

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.

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"

In order to provide the details requested by Condition 10, WSP have prepared a series of drawings (identified in Table 1 below) that provide details of the surface water drainage works for Port Street, which have been created in line with the criteria set out above.

Condition 14 – Piling

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Piling is proposed as part of the construction of the building. Renaker have prepared a Piling Risk Assessment to demonstrate there is no unacceptable risk to groundwater.

Submission Summary

The following table summarises the condition to be discharged and the information submitted pursuant to the discharge of the condition:

Table 1 – Summary of discharge of conditions submission

Condition Number	Full or Partial Discharge	Information submitted
10	Full	• Surface Water Drainage drawings, prepared by WSP; – Z0-WSP-G580-PL-XX-001 P04 – Ground Floor Level Drainage Layout – Z3-WSP-G580-PL-B1-001 P02 – Basement Level Drainage Layout – Z0-WSP-G580-SC-XX-001 P02 – Manhole Schedule – Z0-WSP-G580-DE-XX-001 P04 – Drainage Standard Details
14	Full	• Piling Risk Assessment, prepared by Renaker

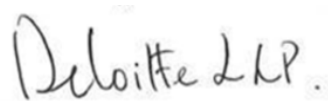
Application Submission

This application comprises this covering letter, the information set out in Table 1 and the following documentation:

- Condition Discharge Application Form; and
- The information detailed in Table 1.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full and partial discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Rachel Hopkins (rachelhopkins@deloitte.co.uk / +44 161 455 6812).

Yours sincerely



Deloitte LLP

Encs.