

11 January 2023

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

Dear Angela

Mayfield, Phase 1, Plot M: Section 96A (Non-Material Amendment) Application to Planning Permission Reference 125248/FO/2019

Please find enclosed an application submitted on behalf of Mayfield Development (General Partner) Ltd. for a non-material amendment to Planning Permission ref. 125248/FO/2019 in accordance with Section 96A of the Town and Country Planning Act 1990.

This application is submitted to amend the wording of Conditions 10 and 23 attached to 125248/FO/2019, as amended by 134907/NMC/2022, which relates to Plot M at Mayfield. The permission approved the following description of development:

“Erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1 (Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works.”

The wording amendments relate to altering the trigger point for the submission of drainage information, such that it is handled following the completion of proposed piling works, which are due to take place week commencing 16 January 2023 and form material operation in the course of implementing the planning permission.

The Site has been previously remediated under the permission for Plots O, N and Park and an application has been submitted in this regard to discharge Conditions 7 and 13 of that planning permission, as reflected on Permission Reference 132255/JO/2021.

Site clearance works above ground have previously taken place on the site, secured through a Prior Approval of demolition process, and the remaining below ground structures will also be removed in the course of the remaining proposed enabling works, including piling.

This application has been discussed and agreed in advance of submission with the Local Planning Authority and the revised wording is set out under the respective subheadings below.

Proposed Non-Material Amendments

Condition 10 (Sustainable Drainage Systems)

Condition 10, as per permission ref. 125248/FO/2019, is worded follows:

“10) Notwithstanding the details as set out within condition 2 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. In order to discharge the above drainage condition the following additional information has to be provided:

**Maximise use of green SuDS in design including the public realm;*

**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. Hydraulic calculation needs to be provided;*

**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.*

**Construction details of flow control and SuDS attenuation elements.”*

Via s96A of the Town and Country Planning Act, it is proposed that Condition 10 be amended to read as follows:

*“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 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.*

In order to discharge the above drainage condition the following additional information has to be provided:

**Maximise use of green SuDS in design including the public realm;*

**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. Hydraulic calculation needs to be provided;*

**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.*

**Construction details of flow control and SuDS attenuation elements."*

This will ensure that the works to enable the site to come forward can take place and the details of drainage can be submitted at a later date for approval.

Condition 23 – (Surface Water Discharge)

Condition 23, as per permission ref. 125248/FO/2019, is worded follows:

"23) Before development commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer and that it will not impact on adjacent the Metrolink infrastructure and tramway (to be confirmed in consultation with TfGM), shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the residential premises first commences."

Via s96A of the Town and Country Planning Act, it is proposed that Condition 23 be amended to read as follows:

***"23) Prior to commencement of development, other than below ground piling** a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer and that it will not impact on adjacent the Metrolink infrastructure and tramway (to be confirmed in consultation with TfGM), shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the residential premises first commences."*

This will ensure that the works to enable the site to come forward can take place and the details of drainage can be submitted at a later date for approval.

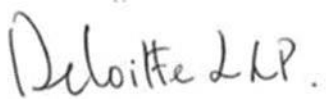
Summary of Application

In addition to this cover letter, the application submission comprises the completed Application Forms and Certificates and a Site Location Plan to identify the Site. The application fee to Manchester City Council for £234 has been provided via the Planning Portal (ref: PP-11835886).

Based on the information submitted, we seek your formal agreement that the proposed amendments to wording of conditions 10 and 23 attached to 125248/FO/2019 are acceptable and can be dealt with as a non-material amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleague Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP