

**Planning**

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**Application for Approval of Details Reserved by Condition**

**Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)**

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

27

Suffix

Property Name

Gorton Community Hub

Address Line 1

Garratt Way

Address Line 2

Gorton

Address Line 3

Town/city

Manchester

Postcode

M18 8HE

**Description of site location must be completed if postcode is not known:**

Easting (x)

388410

Northing (y)

396150

Description

CITY COUNCIL DEVELOPMENT Proposed erection of part three and part four storey detached building with plant at roof level to create the new Gorton Community Hub with associated vehicular access from Garratt Way, landscaping, car parking and boundary treatments

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

CITY COUNCIL DEVELOPMENT Proposed erection of part three and part four storey detached building with plant at roof level to create the new Gorton Community Hub with associated vehicular access from Garratt Way, landscaping, car parking and boundary treatments

Reference number

124359/VO/2019

Date of decision (date must be pre-application submission)

31/10/2019

**Please state the condition number(s) to which this application relates**

Condition number(s)

32

Has the development already started?

- ☒ Yes  
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/07/2020

Has the development been completed?

- ☐ Yes  
☒ No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes  
☒ No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

20220914 IBI covering letter Condition 32 Gorton Community Hub  
GCH Car Park SUDS As Built record and photographs  
GCH Main Building SUDS As Built record and photographs  
GCH SUDS Management and Maintenance  
GCH-ABL-XX-XX-DR-0001\_C02\_Attenuation Tank Details As Built  
GCH-ABL-XX-XX-DR-0002\_C03\_Attenuation Tank 1 As Built  
GCH-ABL-XX-XX-DR-0003\_C02\_Attenuation Tank 2 As Built  
GCH-ABL-XX-XX-DR-0004\_C02\_Aquabrake Strap As Built  
GCH-ABL-XX-XX-DR-0005\_C02\_Flow Control Plate As Built  
GCH-CUR-XX-XX-DR-C-92002-C09-Drainage Layout As Built  
GCH-CUR-XX-XX-DR-C-92003-C01-Drainage Details Sheet 1 As Built  
GCH-CUR-XX-XX-DR-C-92004-C03-Drainage Details Sheet 2 As Built  
GCH-CUR-XX-XX-DR-C-92005-C02-Drainage Details Sheet 3 As Built  
GCH-CUR-XX-XX-DR-C-92006-C07-Manhole Schedule As Built  
GCH-IBI-WB-00-DR-A-100-002 P02 Existing Site Location Plan

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes  
☒ No

## Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tim Kilpatrick

Date

06/10/2022

1As built construction drawings if different from design construction drawings: Please provide hydraulic calculations/simulations demonstrate that the as-built drainage meets the standards of the approved design, i.e. "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" – this shall include 40% climate change as per the scheme approved under 124359/VO/2019. Reason The as-built scheme presented in CDN/22/0654 is not consistent with the approved scheme under 124359/VO/2019.

In particular

Tank locations/sizes have changed including an indicated decrease in total tank capacity from 572m<sup>2</sup> to 338m<sup>2</sup>

The current Flood Risk Assessment and Detailed Drainage Strategy (062407-CUR-00-XX-RP-C-00001) is revision P03, not V02 (see uploaded to planning portal) and includes updated surface water drainage calculations. Page 3-4 of the calculations show the attenuation storage structure dimensions which give a total tank capacity of 286 m<sup>3</sup>. This matches the current Proposed Drainage Layout (GCH-CUR-XX-XX-DR-C-92002 revision C13) (see uploaded to planning portal). The calculations demonstrate that there is no flooding for the 1:30 year or 1:100 year design storm with 40% climate change. The simulation of flows between the 2 catchments will have meant a significant reduction from the original estimates done to inform revision V01 of the Flood Risk Assessment. To give additional comfort to the LLFA that the reduction in volume is supported by the calculations, we can confirm that the impermeable area used in the calculation has increased from 0.606 ha to 0.641 ha to account for design development. Much of this is to take account of the embankment north of the building, which was previously excluded. The total surface water discharge rate has remained at 11 l/s. The reduction in volume has been achieved by detailing and refinement of the hydraulic model.

Introduction of permeable paving area. This is no longer applicable

Other reconfigurations in pipe/flow control network. Design development and coordination

2. Verification report providing photographic evidence of construction as per design drawings

Please provide photographic evidence of hydrobrake installation.

See image uploaded to planning portal from flow control manhole when constructed.

3. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime:

Please update maintenance plan to identify responsible party

See Maintenance Recommendations R2 uploaded to planning portal

Please update maintenance plan to include tasks/frequencies for permeable paving.

This is no longer applicable