

17 August 2022

F.A.O Jen Atkinson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

Former Boddingtons Brewery Site
Application for Discharge of Condition 8 (Flood Risk) - Planning Permission Reference: 132416/FO/2021

Please find enclosed an application for the discharge of Condition 8 attached to Planning Permission ref: 132416/FO/2021 granted 30 June 2022.

The Planning Permission relates to the erection of two residential buildings of 11 to 27 stories on the Site bounded by a Travelodge and surface level carparking to the north, further surface level carparking to the east, the under-construction Manchester College to the south, and Bury New Road to the west in Manchester.

The Applicant is Latimer Developments Ltd.

For clarity, the description of development for proposals are as follows:

“Erection of two buildings part 27, 20, 17 storeys and part 11 and 10 storeys to form a mixed use development comprising of 461 residential apartments (Use Class C3a) and ground floor commercial uses (Use Class E) (718 sqm) together with public realm including courtyard pocket park, landscaping, car parking and other associated works.”

Table 1 below confirms the documents submitted in support of this application for the discharge of Condition 8.

Table 1: Condition 8 Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 8</u>	SGi have prepared ‘Response to Planning Condition’ document which details how the proposals meet the requirements of the condition. This is supported by technical
a) Notwithstanding the details submitted on the Flood Risk and Drainage Strategy	

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prepared by SGI Engineers stamped as received by the City Council, as Local Planning Authority, on the 16 December 2021, (a) the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: - Identification of flood resilient construction techniques which will be implemented for buildings levels below the 1 in 1000 year flood event. - Confirmation that the 300mm surface water sewer within the site can be abandoned following further investigation - ensuring that no offsite areas are compromised. - Consideration of alternative green SuDS solution within the public realm areas and assessment of the potential for green roof implementation if practicable; - 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; - 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	drawings and calculations which demonstrate that the proposals have allowed for flood events and climate change. Investigation works for the sewer abandonment have not yet taken place. Works will take place in line with the culvert report prepared by SGI and submitted with the original application. The report provides a set of actions to be undertaken to confirm this can be abandoned without any area of the Site being compromised and which will be undertaken during the course of the enabling works. On this basis we request a partial discharge of Condition 8 in relation to part a) to allow enabling works to commence on site. Further details in regard to investigations confirming that the 300mm surface water sewer within the site can be abandoned will be provided prior to above ground works.
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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. b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.	
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Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form for the discharge of condition;
- Response to Planning Condition Document prepared by SGI
- Drainage Simulation (DN0107-SGI-ZZ-00-DR-C-2000) prepared by SGI;
- Drainage Layout (Surface Water) (DN0107-SGI-ZZ-00-DR-C-2000-P03) prepared by SGI;
- Flow Control Manhole (DN0107-SGI-ZZ-00-DR-C-4001-P01) prepared by SGI;
- Overland Flow Routes (DN0107-SGI-ZZ-00-DR-C-4000-P01) prepared by SGI; and
- Typical Attenuation Tank Detail (DN0107-SGI-ZZ-00-DR-C-2007-P01) prepared by SGI

The fee of £116.00 + £25 has been paid online. The Planning Portal Reference number for the submitted condition discharge application is PP-11481787.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely

Deloitte LLP.

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