



FAO Jennifer Atkinson
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 70098367
30 November 2022

Dear Ms Atkinson,

Discharge of Conditions 6, 16 and 17 pursuant to Permission Ref: 127537/FO/2020 at 25 Rochdale Road Manchester M4 4HT

On behalf of Wyngrove Ltd, please find enclosed an application to discharge pre-commencement conditions pertaining to planning permission 127537/FO/2020 at the above site.

The application is submitted via the Planning Portal and along with this cover letter, the application form and documents listed (below) have been uploaded.

The application fee of £116 plus the £32.20 has been paid to Manchester City Council via the Planning Portal.

We set out below a summary of the documents being submitted to discharge each of the relevant conditions identified.

Condition 6

Condition 6 states:

Notwithstanding the details submitted on the, Flood Risk Assessment prepared by Civil Engineers, (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:

- *Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;*
- *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 a 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 of the proposed drainage system;*

- *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;*
- *Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account;*
- *Hydraulic calculation of the proposed drainage system*
- *Construction details of flow control and SuDS elements.*

(b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.

Pursuant to condition 6, please find enclosed the scheme for the drainage of surface water in line with part a).

Condition 16

Condition 16 states:

16) Notwithstanding the Noise Impact Assessment prepared by Hann Tucker Associates stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020, a scheme for acoustically insulation the proposed hotel accommodation against noise from Rochdale Road (and any other sources of noise near to the site) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Pursuant to condition 16, please find enclosed a scheme produced by Hann Tucker for acoustic insulation for the hotel against noise from Rochdale Road (including other noise sources). Part b) of this condition relates to the requirement of a verification report once this scheme has been implemented and therefore is not part of this condition discharge.

Condition 17

Condition 17 states:

Notwithstanding drawing 133_B1_02_2200 REV G and the waste management proforma stamped as received by the City Council, as Local Planning Authority, on the 8 September 2020 and 22 July 2020 respectively, prior to any above ground works, details of the waste management arrangements shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first use of the development and thereafter retained and maintained for as long as the development remains in use.

Pursuant to condition 17, please find enclosed details of the waste management arrangements. This includes the waste and recycling strategy for the private waste collector company; Veolia, the delivery schedule for Veolia and a plan showing the location of the bin storage.



Summary

We trust the submitted information is sufficient to discharge the above conditions. However, if you do require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MM' or 'Maria Marks', written in a cursive style.

Maria Marks
Senior Planner