



Our Town Hall Project
Town Hall
Albert Square
Manchester
M2 5AA

Date: 05 October 2022

Ref: LLCL-GC-013502

Tony Mitchell
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M2 5DB

Dear Tony,

**Our Town Hall Project – Albert Square and Surrounding Public Realm - Planning
Permission Ref. 124918/VO/2019**

Please find enclosed an application for the full discharge of conditions attached to Full Planning
Permission Ref. 124918/VO/2019
approved on 23 January 2020

The Applicant is Manchester City Council.

For clarity, the description of development for Full Planning Permission Ref. 124918/VO/2019
is as follows:

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 to include consideration of rain gardens, use of permeable surfaces, Suds enabled tree pits, soakways, infiltration trenches, swales, soakways, rain gardens and permeable surfaces;**

***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.**

The development shall be constructed in accordance with the approved details within an agreed timescale.

Table 1 below confirms the documents submitted in support of this application for the discharge of conditions 10

Table 1: Condition Discharge Submission Documents

Condition Wording	Submission Document(s)
Condition 10 : <i>Prior to first use of the refurbished square, full details of measures incorporated in respect of promoting access for all including those with visual impairment and restricted mobility shall be submitted and approved in writing by Manchester City Council as local planning authority. This should include details of the following:</i> <i>An Age Friendly Audit of the proposed street furniture.</i> <i>Features designed to manage cycle and pedestrian movement within and around the square, including the new primary cycle route between Mount Street and Cross Street, Quay Street and Princess Street.</i>	The details listed below are to enable the partial discharge of condition 1 to enable works to progress: - Cover letter - Public Real Age Friendly Audit 21.09.22v2

- *Details of guidance to be provided to cyclists and pedestrians to encourage respectful and considerate use of the square.*
- *Details of any safe spaces for pedestrians within the square.*
- *The final design and location of the bollards.*
- *The final design and location of wayfinding signage.*
- *The final lighting schemes.*

Location and design of seating, lighting, bins, handrails, recycling bins, any play and exercise equipment, boundary treatments, planters, and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people).

Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of onsite vehicle parking and drop off points; management of motor cycle parking; provision of clear routes to ensure unrestricted access for all;

- *Details of facilities for assistance dogs.*
- *A summary of further consultation that has been conducted with Access Groups.*



We request the Local Planning Authority's express written consent that the enclosed information is sufficient to allow the partial, or full, discharge of the conditions outlined above in respect to the particular works identified in the submitted supporting documents.

The application to discharge these conditions requires a fee which will be paid following submission.

If you require any further details, please do not hesitate to contact me directly (07719 958 169 louise.darlington@lendlease.com)

Yours sincerely

Louise Darlington

For Lendlease Construction