

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0189

Date registered valid: 25 March 2022

Proposal: Discharge of condition 27 (Surface Water Drainage) attached to planning permission referenced 124268/FO/2019

Address: Manchester College Of Arts And Technology , Ashton Old Road, Manchester, M11 2WH

Ward(s): Clayton & Openshaw Ward

Applicant: Niall Wright LTE Group The Manchester College Manchester College Of Arts And Tech, Openshaw Campus, Ashton Old Road, Manchester, M11 2WH

Agent (if any): planning EllisWilliams Architects Wellfield, Chester Road, Runcorn, WA7 3BA

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 1 July 2022

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 6 April 2022 Expired: 27 April 2022

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Local Lead Flood Authority - In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

The outstanding evidence required:

- o Swales shown on construction details of proposed drainage layout DWG however not clearly illustrated on layout, clarification required.
- o Where localised flooding is predicted, the extent of the flooding should be illustrated on the site layout, taking into account the proposed external elevations.
- o 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; the whole

proposed drainage system should be modelled (including all proposed manholes) as one system.

- o 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.

- o Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent forms can be obtained on the website at:

http://www.manchester.gov.uk/downloads/download/5567/land_drainage_consent_and_guidance.com

- o The invert level of the proposed point of connection to the existing ordinary watercourse culvert should be confirmed, to ensure that a gravity connection is feasible.

- o For sites where proposed development would cause unusual pollution risk to surface water, evidence and confirmation of pollution control measures (preferably through SuDS) is required.

United Utilities - Have reviewed the submitted documents, Drawing 9705 EPG XX XX DR Y 0001, Rev P01 - Dated 18/03/2022, and has no objection to condition 27 being discharged, but recommends the Lead Local Flood Authority along with any other statutory consultee, is also consulted on the proposal.

Issues

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Refuse

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

27) The submitted surface drainage details shown on plan ref: 3G pitch and Carpark surface water drainage design drawing (9705-EPG-XX-XX-DR-Y-0001).
- 3G pitch and Carpark surface water drainage strategy (EPG -9705-DS-01 21.03.22 rev.1.0) relating to phase 3 of the development forming part of planning approval ref: 124268/FO/2019 have been examined .

It is considered that further information is needed before condition no.27 can be discharged which is detailed below:-

- o The clear illustration of the proposed swales on the site layout , as swales are shown on construction details of proposed drainage layout drawing .
- o The extent of the flooding should be illustrated on the site layout, taking into account the proposed external elevations, where localised flooding is predicted.
- o 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; the whole proposed drainage system should be modelled (including all proposed manholes) as one system.
- o 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.
- o Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority.
- o The invert level of the proposed point of connection to the existing ordinary watercourse culvert should be confirmed, to ensure that a gravity connection is feasible.
- o For sites where proposed development would cause unusual pollution risk to surface water, evidence and confirmation of pollution control measures (preferably through SuDS) is required.

In view of the above requirements, condition no.27 cannot be discharged at this time, and the application to discharge condition no.27 is refused .

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Flood Zones Type 2 (low to medium risk) -

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH