

Date: 23 March 2026  
Your Ref: PP-14739724  
Our Ref: 17488d



69 Carter Lane  
London  
EC4V 5EQ

Mr Jack Navan (Planning Officer)  
Planning and Regeneration  
Manchester City Council  
P O Box 532  
Manchester  
M60 2LA

### Submitted Electronically

Dear Jack,

### APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 3 (SURFACE WATER DRAINAGE SCHEME) OF PLANNING PERMISSION 142552/FO/2025 AT NCP CAR PARK, SACKVILLE STREET, MANCHESTER M1 3LY

#### COVERING LETTER

We hereby submit this application associated with the above site related to planning Condition 3 attached to planning permission 142552/FO/2025.

The application follows permission 142552/FO/2025 granted on 10 July 2025 for the:

*“Installation of drainage infrastructure, plant and associated works to facilitate Electric Vehicle charging infrastructure”*

An application for non-material amendment to 142552/FO/2025 was subsequently approved (ref: 144002/NMC/2025) on 24 September 2025, amending the site layout. This latest design is reflected in the details submitted with this application.

This application has been submitted via the Planning Portal to discharge the condition in full. The application comprises of this Covering Letter and:

- Completed Application Form;
- Sustainable Drainage Strategy (EirEng; Rev PL11) (March 2026); and
- Drainage Maintenance and Management Plan (EirEng; Rev PL3) (March 2026).

Condition 3 of planning permission 142552/FO/2025 states:

*“Notwithstanding the details as set out in condition 2 above, prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:*

- *Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in*

*accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.*

- *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. An email of acceptance of proposed flows and/or new connection will suffice.*
- *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. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.*
- *Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.*
- *Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.*
- *Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered/agreed with relevant authority.*
- *A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).*
- *An assessment of surface water pollution risk in-line with CIRIA C753 and, where required, evidence of pollution control measures (preferably through SuDS) to treat surface water prior to discharge.*
- *Construction details of flow control and SuDS components.*
- *Details of how the scheme shall be maintained and managed after completion. Maintenance and management plan, including responsible party and a schedule of tasks/frequencies for the components.*
- *An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water*
- *A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations).*
- *Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD.*
- *Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- *Foul and surface water shall drain on separate systems.*

*The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.*

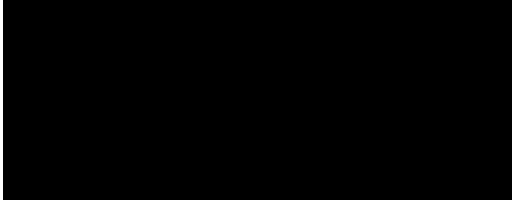
*Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.”*

The application site is an existing surface level car park, which is currently operational. In accordance with the above wording, full and final details of the surface water drainage scheme based on sustainable drainage principles have been submitted. The details within the submitted scheme are considered to promote sustainable development, secure proper on-site drainage and manage the risk

of flooding and pollution. It is considered that this sufficiently addresses national policy from the NPPF and NPPG, and Core Strategy Policies EN08 and EN14.

We trust that the information submitted in support of this application is satisfactory and that the application can be determined without delay. Should you have any queries, please contact me.

Yours sincerely,



**Charlie Merry**  
**Associate Director**  
**DWD**

