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Manchester City Council
Floor 6, Town Hall Extension
PO Box 532
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Date: 9 February 2026
Our ref: 66476/03/SPM/HR/40737312v1
Your ref: PP-14690883

Dear Lucy

Land at Cornbrook Road, Manchester

Application to Discharge Condition 5 attached to the Full Planning Permission (ref. 142744/JO/2025)

On behalf of our client, FG Vivere Manchester Ltd [the Applicant], we enclose an application for the approval of details reserved by Condition 5 (Surface Water Drainage) attached to the planning permission (ref. 142744/JO/2025) at the above site.

This application was submitted to Manchester City Council via the Planning Portal (ref. PP-14690883). Together with this covering letter, the application comprises the following documents:

- Completed Application Forms;
- Updated Drainage Strategy (ref. CBR-REN -XX-XX-RP-C-00002 rev. Co2);
- Building Safety Act Drainage Narrative Document (ref. CBR-REN -XX-XX-RP-C-00022 rev. Co1);
- Overland Exceedance Flood Flow Routes Plan (ref. CBR-REN-ZZ-FN-DR-C-00080 rev. Po2); and,
- Below Ground Drainage General Arrangement Plan (ref. CBR-REN-ZZ-FN-DR-C-01100 rev. Co3).

The requisite application fee of £383 was paid at the time of submission.

Condition 5 (Surface Water Drainage)

Condition 5 requires the submission of a scheme for the drainage of surface water from the development to the Local Planning Authority.

An updated Drainage Strategy (ref. CBR-REN -XX-XX-RP-C-00002 rev. Co2) prepared by Renaissance [the DS] is submitted as part of this application. A Building Safety Act Drainage Narrative Document (ref. CBR-REN -XX-XX-RP-C-00022 rev. Co1) [the DND], an Overland Exceedance Flood Flow Routes Plan (ref. CBR-REN-ZZ-FN-DR-C-00080 rev. Po2) and a Below Ground Drainage General

Arrangement Plan (ref. CBR-REN-ZZ-FN-DR-C-01100 rev. Co3) [the GA Plan] are also submitted as part of this application. Section 1.1 of the DS sets out how the information submitted as part of this document addresses the requirements of Condition 5.

Section 4 of the DS provides a Surface Water Discharge and SuDS Assessment. The DS demonstrates that the drainage hierarchy has been considered. Due to the presence of made ground, infiltration has been discounted. The DS proposes to connect into the surface water sewer constructed as part of the adjacent development, in order to discharge surface water run-off to the Cornbrook culvert. A Phase II Site Investigation Report prepared by Brownfields is provided at Appendix D of the DS, confirming half drain time will be achieved. It is proposed that the surface water flows from the site are attenuated via a wrapped geo-cellular tank. Flow control and attenuation tank details are provided at Appendix M of the DS.

Correspondence between Renaissance and UU is provided at Appendix C of the DND, confirming ownership of the surface water sewer in Dinton street and acceptance of the proposed flow rates. The DND also includes email correspondence noting acceptance of sewer abandonment.

Hydraulic model outputs are included at Appendix J of the DS, confirming that the maximum surface water drainage rate from the site is 3.2 l/s. A blockage risk for the flow control has been considered. All surface water runoff will pass through the Vortex Particle separator before passing through the flow control, removing any solids that could present blockage risk. The blockage risk is considered to be low.

The DS confirms that the drainage networks have been designed to accommodate the 2, 30 and 100-year return events with 40% and 45% climate change allowances for the 30 and 100-year events respectively. The model outputs demonstrate that no surcharge is indicated for the 1 in 2-year storm and no flooding in both the 1 in 30-year and 1 in 100-year storms.

The GA Plan shows the finalised drainage layout for the scheme, showing all components, outfalls, levels and connectivity. The GA Plan shows a 5m easement around the attenuation tank. The highway and site boundary are outside of the easement area. The Overland Flood Flow Route Plan shows the surface water overland flow routes for extreme events. External levels have been designed to fall away from buildings and towards highways and landscaping areas.

The information submitted as part of this application is considered to fulfil the requirements of Condition 5. Once approved, the development shall be constructed in accordance with the surface water drainage strategy set out in the documents submitted as part of this application. We therefore request that Condition 5 is discharged.

Concluding Remarks

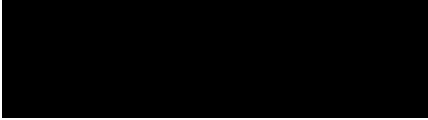
We trust that the enclosed information is sufficient to allow for the discharge of Condition 5 attached to the full planning permission (ref. 142744/JO/2025) at Cornbrook Road, Manchester.

Please do not hesitate to contact me should you require any further clarification on any aspect of the information submitted.



LICHFIELDS

Yours sincerely



Harry Russell
Senior Planner
BA (Hons) MSc MRTPI