

FAO Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 0286
Your Ref: PP-14446475

Date: 28th October 2025

Dear Jennifer,

Application to Partially Discharge Condition 25 of Full Planning Permission Reference 136814/FO/2023 - Land Bounded By Dantzic Street, Dalton Street And The Railway Line Manchester

On behalf of our client, CR Construction (U.K.) Company Limited ("the Applicant"), please find enclosed an application to partially discharge condition 25 of full planning permission reference 136814/FO/2023 at Land Bounded By Dantzic Street, Dalton Street And The Railway Line, Manchester ("the site"). The full planning permission was granted on 18th December 2023 for the following development at the site:

"Erection of a phased residential led mixed use development comprising three residential towers (Use Class C3a) (NT02 34 storeys, NT03 part 8, part 20 and part 31 storeys and NT04 part 8, part 27 storeys) with associated flexible non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); erection of a 6 storey residential amenity space within a clubhouse building (part of NT02), with associated car and cycle parking, hard and soft landscaping, improvement works to Dantzic Street, drainage infrastructure and associated engineering works following demolition of existing buildings and structures"

This application is accompanied by the following information:

- This Covering Letter prepared by Asteer Planning LLP;
- Application form completed by Asteer Planning LLP;
- Drainage Technical Note prepared by RoC Consulting;
- FW & SW Drainage Construction Details Sheet 1 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0501 Rev P01);
- FW & SW Drainage Construction Details Sheet 2 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0502 Rev P01);
- FW & SW Drainage Construction Details Sheet 3 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0503 Rev P02);
- FW & SW Drainage Construction Details Sheet 4 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0504 Rev P01);

- FW & SW Drainage Construction Details Sheet 5 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0505 Rev P01);
- FW & SW Drainage General Arrangement Block 2B (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0500 Rev P03);
- SW Drainage Manhole Schedules (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0506 Rev P02);
- Surface Water Drainage S104 Location Plan (Drawing Reference: RDB/ROC/XX/XX/DR/C/83/0500 Rev P01);
- Surface Water Drainage S104 General Arrangement Dantzic Street (Drawing Reference: RDB/ROC/XX/XX/DR/C/83/0500 Rev P01);
- Surface Water Drainage S104 Long Section & Schedule Dantzic Street (Drawing Reference: RDB/ROC/XX/XX/DR/C/83/0502 Rev P01);
- Surface Water Drainage S104 Construction Details Sheet 1 (Drawing Reference: RDB/ROC/XX/XX/DR/C/83/0503 Rev P01); and,
- Surface Water Drainage S104 Construction Details Sheet 2 (Drawing Reference: RDB/ROC/XX/XX/DR/C/83/0504 Rev P01).

Condition 25 – Drainage of Surface Water

Condition 25 is worded as follows:

“Notwithstanding the details submitted on the ES Volume 4 Appendix V Flood Risk Assessment and Drainage Strategy prepared by WSP received by the City Council, as Local Planning Authority, on the 13 July 2023, (a) a Construction Phase of the development shall not commence until a scheme for the drainage of surface water from that Construction Phase of the new development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- *A finalised drainage layout showing all components, outfalls, levels and connectivity;*
- *Maximised integration of green SuDS components (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 with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;*
- *An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*
- *Breakdown of discharge rate per plot*
- *Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*
- *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 45% climate change;*
- *Assessment of overland flow routes for extreme events. 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.*
- *Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in*

locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.

- Where surface water is connected to a Main River, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of the proposed new connections will suffice.
- Where alterations are proposed to the Main River, any works within or adjacent to the river that would affect it would require consent from the Environment Agency. An email of acceptance is required from the EA, confirming that the proposed works to the existing channel and flood plain areas are acceptable.
- Confirmation that the EA approve of the 'FEC Baseline' flood model to be used for the scheme.
- 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.
- Where a public sewer diversion is required, an agreement in principle from United Utilities is required. An email of acceptance will suffice.
- Hydraulic calculation of the proposed drainage system; Construction details of flow control and SuDS elements. For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

A Construction Phase shall be carried out in accordance with the agreed drainage strategy for that Construction Phase which shall be implemented prior to the first occupation of the residential element of that Construction Phase."

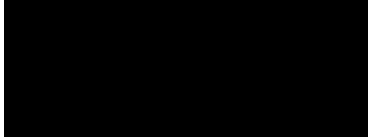
The following information is submitted to discharge condition 25 for NT02 (as shown on the Proposed Site Plan enclosed at **Appendix 1**):

- Drainage Technical Note prepared by RoC Consulting;
- FW & SW Drainage Construction Details Sheet 1 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0501 Rev P01);
- FW & SW Drainage Construction Details Sheet 2 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0502 Rev P01);
- FW & SW Drainage Construction Details Sheet 3 (Drawing Reference: RDB/ROC/2B/XX/DR/C/83/0503 Rev P02);
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- Surface Water Drainage S104 General Arrangement (Drawing Reference: RDB/ROC/XX/XX/DR/C/83/0500 Rev P01);
- Surface Water Drainage S104 Long Section & Schedule Dantzic Street (Drawing Reference: RDB/ROC/XX/XX/DR/C/83/0502 Rev P01);

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- Surface Water Drainage S104 Construction Details Sheet 2 (Drawing Reference: RDB/ROC/XX/XX/DR/C/83/0504 Rev P01).

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14446475). We trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours Sincerely,



Georgina Blackburn
Associate



For and on behalf of Asteer Planning LLP



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Do not scale from this drawing. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request.

0 10 30m



Legend

— Application boundary

**MACCREANOR
LAVINGTON**

Proj. No. RDB
Street Name
Proposed Site Plan

Project Red Bank NT02-04
Client FEC

Vijverhofstraat 47
3032 SB Rotterdam
The Netherlands
+31(0)10 443 96 60

Date 13/04/2023
Client FEC

Scale 1:500
Size A1
Rev. P0