

6 February 2026

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
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FAO Robert Griffin

University of Manchester, Fallowfield Campus | Application to partially discharge Condition 22 attached to Planning Permission Ref. 138126/OO/2023

On behalf of John Graham Construction Ltd., please find enclosed an application to partially discharge Condition 22 (Drainage) in relation to Phase 1 works only, attached to Planning Permission Ref. 138126/OO/2023.

Background

On 19 January 2024, Outline Planning Permission was granted for the phased redevelopment of the Site to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms with associated facilities.

The description of development as stated on the Decision Notice is as follows:

“Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads”.

Following this, a Reserved Matters Application (Ref. 142387/MO/2025) was approved on 19 September 2025 providing details on appearance, landscaping, layout and scale of the development.

A Discharge of Condition application (Ref. CDN/25/0230) was submitted on 11 March 2025 to discharge Conditions 10, 13, 15(a), 16, 17, 18, 20(a), 22, 24, 25, 26, 32(a), 33(a), 34(a), 36(a), 37(a), 40(a), 41(a) and 41(b) attached to Planning Permission Ref. 138126/00/2023. This application partially discharged Condition 22 in relation to points 2, 3, 4, 5, 6, 7, 8, 9 of the condition.

Discharge of Condition

This Discharge of Condition application is now being submitted to partially discharge Condition 22 attached to this Outline Planning Permission, in relation to Phase 1 works only.

Subsequent applications will be submitted in relation to Phase 2 and 3 works, in line with the phased construction programme.

Condition 22- Drainage

The wording of Condition 22 states that:

Prior to the commencement of development within each phase with the exception of demolition and site clearance, a surface water drainage scheme prepared in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the City Council as local planning authority. The submitted scheme shall set out the drainage strategy for the whole site and shall include the following:

- 1. A finalised drainage layout showing all components, outfalls, levels and connectivity;*
- 2. - Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;*
- 3. Progression through the drainage hierarchy shall be evidence based and supported by site investigation and feasibility study. 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.*
- 4. Details of surface water attenuation that offers a reduction in surface water runoff rate to the following criteria: discharge to the Fallowfield Brook ordinary watercourse shall achieve Greenfield rates (either by direct connection or by outfall from public surface water sewer into the brook). Discharge to the combined public sewer shall achieve at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield rates, as the site is located within the Levenshulme Fallowfield Critical Drainage Area;*
- 5. 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;*

6. *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 in any part of a building;*
7. *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.*
8. *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.*
9. *Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.*
10. *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.*
11. *Where surface water is connected to ordinary watercourse, evidence of pollution control measures (preferably through SuDS) is required.*
12. *Hydraulic calculation of the proposed drainage system.*
13. *Construction details of flow control and SuDS elements.*

The development shall be carried out in accordance with the agreed details.

The following documents are being submitted to partially discharge Condition 22, addressing points 1, 12 and 13, in relation to Phase 1:

- Construction status layouts for Phase 1 shown on the following drawings:
 - o UMRF-KRD-XX-XX-DR-C-00501 - PROPOSED DRAINAGE SHT 1
 - o UMRF-KRD-ZA00-XX-DR-C-00500 - BLOCKS 1&2 PROPOSED DRAINAGE LAYOUT
 - o UMRF-KRD-ZB03-XX-DR-C-00500 - BLOCK 3 PROPOSED DRAINAGE LAYOUT
 - o UMRF-KRD-ZC05-XX-DR-C-00500 - BLOCK 5 PROPOSED DRAINAGE LAYOUT
 - o UMRF-KRD-ZD06-XX-DR-C-00500 - BLOCK 6 PROPOSED DRAINAGE LAYOUT
 - o UMRF-KRD-ZE07-XX-DR-C-00500 - BLOCK 7 PROPOSED DRAINAGE LAYOUT
 - o UMRF-KRD-ZF09-XX-DR-C-00500 - BLOCK 9 PROPOSED DRAINAGE LAYOUT
 - o UMRF-KRD-ZF11-XX-DR-C-00500 - BLOCK 11 PROPOSED DRAINAGE LAYOUT
 - o UMRF-KRD-XX-XX-DR-C-00540 - DRAINAGE DETAILS SHT 1
 - o UMRF-KRD-XX-XX-DR-C-00541 - DRAINAGE DETAILS SHT 2
 - o UMRF-KRD-XX-XX-DR-C-00545 - TANK DETAILS SHT 1
 - o UMRF-KRD-XX-XX-DR-C-00546 - TANK DETAILS SHT 2

- Hydraulic calculations of the proposed drainage system shown on:
 - o SITE WIDE PROPOSED SURFACE WATER CALCULATIONS
 - o SITE WIDE PROPOSED SURFACE WATER (SURCHARGE OUTFALL)
- Construction details of flow control and SuDS elements shown on:
 - o UMRF-KRD-XX-XX-DR-C-00540 - DRAINAGE DETAILS SHT 1
 - o UMRF-KRD-XX-XX-DR-C-00541 - DRAINAGE DETAILS SHT 2
 - o UMRF-KRD-XX-XX-DR-C-00545 - TANK DETAILS SHT 1
 - o UMRF-KRD-XX-XX-DR-C-00546 - TANK DETAILS SHT 2

In relation to points 10 and 11 of Condition 22, the drainage strategy approved under CDN/25/0230 outlines that a temporary connection into the combined sewer has been agreed with United Utilities. The above drawings also include SuDS details in relation to point 11 of Condition 22.

We therefore request Condition 22 is partially discharged in relation to Phase 1 of the development.

Application Submission

The application is submitted alongside the application form, requisite fee of £383 (including £85 service charge and the following documents:

- **Proposed Drainage Sheet 1** (*Doc ref: UMRF-KRD-XX-XX-DR-C-00501*), prepared by Kennedy Redford.
- **Blocks 1&2 Proposed Drainage Layout** (*Doc ref: UMRF-KRD-ZA00-XX-DR-C-00500*), prepared by Kennedy Redford.
- **Block 3 Proposed Drainage Layout** (*Doc ref: UMRF-KRD-ZB03-XX-DR-C-00500*), prepared by Kennedy Redford.
- **Block 5 Proposed Drainage Layout** (*Doc ref: UMRF-KRD-ZC05-XX-DR-C-00500*), prepared by Kennedy Redford.
- **Block 6 Proposed Drainage Layout** (*Doc ref: UMRF-KRD-ZD06-XX-DR-C-00500*), prepared by Kennedy Redford.
- **Block 7 Proposed Drainage Layout** (*Doc ref: UMRF-KRD-ZE07-XX-DR-C-00500*), prepared by Kennedy Redford.
- **Block 9 Proposed Drainage Layout** (*Doc ref: UMRF-KRD-ZF09-XX-DR-C-00500*), prepared by Kennedy Redford.
- **Block 11 Proposed Drainage Layout** (*Doc ref: UMRF-KRD-ZF11-XX-DR-C-00500*), prepared by Kennedy Redford.
- **Drainage Details Sheet 1** (*Doc ref: UMRF-KRD-XX-XX-DR-C-00540*), prepared by Kennedy Redford.
- **Drainage Details Sheet 2** (*Doc ref: UMRF-KRD-XX-XX-DR-C-00541*), prepared by Kennedy Redford.
- **Tank Details Sheet 1** (*Doc ref: UMRF-KRD-XX-XX-DR-C-00545*), prepared by Kennedy Redford.
- **Tank Details Sheet 2** (*Doc ref: UMRF-KRD-XX-XX-DR-C-00546*), prepared by Kennedy Redford.
- **Site Wide Proposed Surface Water Calculations** (*Doc ref: UMRF-KRD-ZF09-XX-CA-C-00002 - C01*), prepared by Kennedy Redford.

- **Site Wide Proposed Surface Water (Surcharge Outfall)** (Doc ref: UMRF-KRD-ZF09-XX-CA-C-00003 - C01), prepared by Kennedy Redford.

The application has been submitted through the Planning Portal (Ref. PP-14678725).

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Condition 22 as outlined above.

If you require any further details, please do not hesitate to contact Katie Wray (kawray@deloitte.co.uk / +44 161 455 6350) or Ragini Dutta (raginidutta@deloitte.co.uk / +44 330 138 6276).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP

