PLANNING SUPPORT ADDENDUM

MANLEY PARK

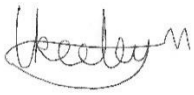
PLAYZONE

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PLANNING SUPPORT ADDENDUM – MANLEY PARK –PLAYZONE

LOCAL PLANNING AUTHORITY	Manchester City Council
EXISTING PLANNING APPLICATION NUMBER	141931/FO/2025
SITE ADDRESS	Manley Park York Avenue Manchester M16 0AS

DOCUMENT NUMBER	LSUK.24-047_PSA	
VERSION NUMBER & DATE	1.0	01/12/2025
PLANNING AGENT		Matthew Druce Consultant Matthew.druce@labosport.com
APPROVED BY		Louis Keeley Senior Consultant Louis.keeley@labosport.com

SUMMARY OF PROJECT	Labosport Ltd have been commissioned by SIS UK Ltd to act as the planning agent for The Football Foundation for the construction of a new PlayZone at Manley Park. This Planning Support Addendum concerns information requested from consultee responses concerning the proposal.

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Section 1 – Summary

General Information	
GENERAL INFORMATION	During the planning process, the following conditions were implemented and are required to be discharged: - • **Condition 3 - Surface Water Drainage** • **Condition 6 - HMMP**

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Section 2 – Labosport Responses to Conditions

Condition 3 - Surface Water Drainage	
Consultee Comments Consultant Response in Red	• For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice. See separate PDF showing email chain with UU which states that a rate of 5l/s would be allowed. We are proposing 1l/s. • Where layout of pipe beyond site boundary and connection to 3rd party pipe offsite is proposed, evidence of agreement from any 3rd party landowners and the asset owner is required. An email of acceptance will suffice. No 3rd party land required. Existing drainage sits within the client boundary. • 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. The information provided indicates the surface runoff discharge is proposed 1l/s where the greenfield runoff is 0.61l/s. The report says 0.25l/s. We will required further clarification. When original report was produced the online greenfield runoff rate calculator only allow for a minimum of 0.1ha site to be calculated. As the site area was 0.041ha this was pro-rated down. Currently version allows for smaller area and the calculations are attached, Qbar is 0.2l/s which is deemed too low for practica purposed therefore we are proposing a rate of 1l/s, which UU have accepted. • Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events. The applicant must present a consistent package to discharge this condition (Including all layouts and calculations). See updated drawing attached to the application. • The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that the drainage layout and hydraulic calculations correspond, and that they can be cross-referenced for checks. This includes layout annotations and schedule printouts. Lateral drain is proposed but no further information is provided. It is important to provide rodding eye to each of the lateral drain for future maintenance. Layout and calculations do correspond, and Rodding eyes added to latest plan also submitted. • 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. The developer is proposing to discharge the surface water runoff from the proposed development into an existing private drainage pipe. Capacity assessment of the existing drainage pipe for (1 in 100 + 45% cc) to be provided.

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	Calculations in separate document, UU have confirm acceptance. • Detailed construction drawing is required to show pipe laying, lateral drainage. Flow control chamber and other type of inspection chambers. Details added to amended drainage layout along with Oriflow chamber product drawings which have been submitted in separate document.
Condition 6 - HMMP	
Consultee Comments Consultant Response in Red	A HMMP has been submitted, however, the proposed seed mix, "Standard General Purpose Meadow Mixture EM2" includes numerous species not native to Manchester soils. It would be expected that grasses to be species such as crested dog's-tail, sweet vernal-grass, Yorkshire fog, red fescue, rye-grass and meadow foxtail and forbs to include knapweed, meadow vetchling, tufted vetch, bird's- foot-trefoil. In addition, this planning approval is subject to the statutory Biodiversity Gain Condition, which is deemed to apply to every planning permission granted for the development of land in England. As per the Planning Practice Guidance, the statutory framework for CDN/25/0705 Page 3 of 4 biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development. Development may not be begun until the Biodiversity Gain Plan is approved. No information has been submitted to discharge the statutory condition, but the local planning authority would look to discharge any HMMP condition alongside the Biodiversity Net Gain Condition, to ensure that the information provided in both aligns with the other. See separate documents submitted: • Revised HMMP - RT-MME-182559 Rev A- (Manley Park HMMP) • Biodiversity Gain Plan - RT-MME-182896-01 (Manley Park BGP)

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