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Our Ref: EH/JB/04C500347
Your Ref: PP-15019539

17th June 2026

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
MANCHESTER
M60 2LA

Submitted via Planning Portal: PP-15019539

Dear Mrs Atkinson,

APPLICATION FOR THE DISCHARGE OF CONDITIONS 9 (SURFACE WATER DRAINAGE) AND 44 (BOUNDARY TREATMENTS) IN RELATION TO PLANNING PERMISSION REF: 138294/FO/2023 ON LAND AT PLYMOUTH GROVE, MANCHESTER

On behalf of our client, Plymouth Grove Property Developments ('the Applicant'), please find enclosed an application to discharge conditions 9 (Surface Water Drainage) and 44 (Boundary Treatments) pursuant to planning permission 138294/FO/2023 on land at Plymouth Grove, Manchester.

Condition 9 – Surface Water Drainage

Condition 9 states:

> *"Notwithstanding the details submitted in the Flood Risk Assessment prepared by XO Square, Drainage Design Technical Note prepared by XO Square received on the 10 October 2023, (a) the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be 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, raingardens or attenuation) if practicable;*
> - *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 in any part of a building;*
> - *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*

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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 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;*
- *CCTV survey and routing plan of existing drainage system to understand condition, capacity, connectivity;*
- *Hydraulic calculation of the proposed drainage system, including all engineering parameters;*
- *Construction details of flow control and SuDS elements.*

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale."

In response to Condition 9, the following documents have been submitted:

- LLFA Consultee Comments 19/05/2026 (from the previously withdrawn DOC application ref: CDN/26/0195)
- P662-ROS-ZZ-XX-RP-S-02000-P07
- Proposed Drainage Plan (ref: P662-ROS-ZZ-XX-DR-C-0501)

Condition 44 – Boundary Treatments

Condition 44 states:

"Prior to any above ground works associated with the PBSA building details of the siting, scale and appearance of boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.
The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans."

In response to Condition 44, the following documents have been submitted:

- Surface / Edge Details 1 of 2 (ref: P662-TPM-XX-00-DR-L-303B)

- Surface / Edge Details 2 of 2 (ref: P662-TPM-XX-00-DR-L-304C)
- Boundary Treatment Details (ref: P662-TPM-XX-00-DR-L-307B)
- Landscape Layout (ref: P662-TPM-XX-00-DR-L-101I)
- Hardworks Plan (ref: P662-TPM-XX-00-DR-L-102E)

Summary

All the submission material to support the application has been submitted via the Planning Portal (PP-15019539). The application fee of £309 (plus £91 Planning Portal Service Fee) has been paid via BACS payment.

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely,



For and on behalf of Avison Young (UK) Limited