C1936/RBG/2026180

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Application Reference: PLA-2026-001078

Site: Land at the former Peacock Centre (Gorton Lane) and Land at Pipewell Avenue Manchester

Proposal: Erection of 75 dwellings (Use Class C3), including a three storey 25-unit apartment building and 27 dwellings on the Peacock Centre Site, and 23 dwellings on the Pipewell Avenue Site, with associated access, parking, landscaping, public open space, informal play provision, drainage infrastructure, and enhanced pedestrian and cycle connections.

Comments to Draft Planning Conditions – Flood Risk / Drainage

We have reviewed the proposed drainage condition and the requirements set out within it. We fully recognise the need for the Local Planning Authority to secure the detailed design and implementation of the surface water drainage strategy through an appropriate planning condition.

However, we would respectfully request that the wording and trigger of the condition are reviewed to ensure that it is proportionate, avoids duplicating information that has already been submitted as part of the application, and does not unnecessarily delay the commencement of enabling works.

Information already submitted

The Flood Risk Assessment (FRA) submitted in support of the application includes the relevant surface water drainage information, including the proposed drainage strategy, greenfield runoff calculations and hydraulic calculations.

In particular, the following matters requested within the proposed condition have already been addressed within the FRA and its supporting information:

- The proposed approach to surface water drainage and discharge;
- Greenfield runoff rates and the associated calculations;
- Hydraulic calculations for the proposed drainage system;
- Assessment of the drainage system against the relevant storm events and climate change allowance; and
- The proposed use of SuDS and surface water attenuation.

Accordingly, we would ask that the final condition takes account of the information already submitted and approved as part of the application, and does not require the same information to be resubmitted unnecessarily.

Where further detailed information is required at the technical design stage, we are content for an appropriately worded condition to secure that information.

Pre-commencement trigger

We would also request consideration of the proposed pre-commencement trigger.

A condition requiring approval of the full drainage scheme prior to the commencement of development could potentially prevent or delay necessary enabling and preparatory works on the site, notwithstanding that the principle and key parameters of the drainage strategy have already been established through the submitted FRA.

We therefore suggest that, where possible, the condition is triggered prior to the commencement of the relevant construction works or, alternatively, prior to the construction of the drainage infrastructure / commencement of development affecting the drainage arrangements.

This would allow appropriate enabling works to proceed while still ensuring that the detailed drainage design is agreed with the Local Planning Authority before the drainage infrastructure is constructed and required to operate.

We consider this approach to be particularly appropriate where the condition is intended to secure technical details rather than resolve an outstanding fundamental issue concerning the acceptability of the drainage strategy.

We support the principle of securing the detailed surface water drainage arrangements through an appropriately worded planning condition. Our comments are intended to ensure that the condition reflects the substantial drainage information already provided through the FRA and supporting documents and that its trigger does not unnecessarily delay the delivery of the development.

We respectfully request that the Council considers amending the condition accordingly.