13th October 2026
Our Ref: 2026.005

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Planning Department
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To whom it may concern,

RE: APPROVAL OF DETAILS RESERVED BY CONDITION
CONDITION 12, LPA REF. PLA-2026-001348

We are pleased to submit this application to approve details reserved by condition on behalf of Manchester City Council (MCC) and Galliford Try for Condition 12 (Surface water drainage).

The condition was reserved on consent ref: PLA-2026-001348, granted on 25th September 2026, for:

City Council Development - Redevelopment and reconfiguration of Piccadilly Gardens comprising works to the public realm including public open space and use of space for events, together with decommissioning and removal of the existing fountain; creation of play space, lawn area, hard and soft landscaping; lighting; and drainage and other associated infrastructure; and a severable plot for a future ancillary structure with associated interim landscaping.

The requisite planning application fee (£390.00) has been paid via internal journal transfer within Manchester City Council.

The application is supported the following documents:

- Application form
- The following drawings prepared by Civic:
  - Proposed Drainage Strategy Drawing (4475-CIV-XX-ZZ-D-C-30001 Rev P05)
  - Existing Drainage & Catchment Areas Drawing (4475-CIV-XX-ZZ-D-C-10006 Rev P03)

- Proposed Impermeable Catchment Areas Drawing (4475-CIV-XX-XX-D-C-30002 Rev P01)
- Exceedance Flow Diagram (4475-CIV-XX-XX-D-C-31012 Rev P01)
- Rain Garden Detail Drawing (4475-CIV-XX-XX-D-C-31011 Rev P02)
- Drainage Standard Details Drawings (4475-CIV-XX-XX-D-C-31001 & 31002 Rev P02)
- Surface Water Hydraulic Calculations (4475-CIV-XX-XX-D-T-30001)
- Hydro-Brake Design Drawing and Technical Specification (Ref. SHE-0203-2520-2159-2520)

Wording of Condition 12

Condition 12 requires a scheme for the drainage of surface water from the new development to be approved by the LPA. Condition 12 sets out the requirements of the submitted surface water drainage scheme, including:

- Drainage hierarchy assessment and infiltration testing
- United Utilities capacity/connection agreement
- Final drainage layout
- Existing and proposed impermeable area plans
- Hydraulic calculations and flood modelling
- Exceedance flow route plan
- Flow control and SuDS construction details
- Easement plan
- SuDS siting and maintenance access arrangements

Information summary

In response to the requirements of Condition 12, Civic have prepared a surface water drainage scheme for the redevelopment of Piccadilly Gardens. The submission includes a proposed drainage strategy, hydraulic calculations, catchment area plans, exceedance flow routing plan and detailed drainage construction drawings.

The proposed drainage strategy incorporates sustainable drainage measures including rain gardens, permeable paving, attenuation storage and a Hydro-Brake flow control device to manage and restrict surface water discharge from the site.

The supporting hydraulic modelling demonstrates the performance of the drainage network during a range of design storm events, including the 1 in 100 year plus 45% climate change event.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



Matthew Dixon MRTPI
Director
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