

24 February 2022

FAO David Brettell
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear David,

Globe and Simpson, St John's, Manchester - Application for Discharge of Conditions 12, 16, 19, 27, 29, 36 (b) and 41 for Planning Permission Reference 125222/JO/2019

Please find enclosed a Condition Discharge application submitted by Manchester Quays (G&S) Developments Limited, for the discharge of Planning Conditions 12, 16, 19, 27, 29, 36 (b) and 41 attached to Planning Permission 125222/JO/2019, relating to the Globe and Simpson ('G&S') development in St John's, Manchester City Centre.

For clarity, the original Planning Permission (Reference 121721/FO/2018) approved the following description of development:

"Erection of a 9 storey building (including ground) comprising workspace (Use Class B1) and flexible commercial floorspace at ground level (Use Class A1, A3 and / or B1), referred to as Building 2, above basement level for car and cycle parking, together with new public realm, landscaping, provision of external seating areas, access and other associated works."

This application was granted permission on 18 January 2019 and was subsequently amended on 29 January 2020 via Planning Permission reference 125222/JO/2019. The amendment application sought external façade changes to the building and amended wording of planning conditions to allow for the timely submission of information in line with the construction of the scheme.

The remainder of this letter sets out the condition wording and information submitted in order to discharge conditions in line with the construction programme under each heading.

Condition 12 – Secure By Design

Condition 12 is worded as follows:

“Prior to the commencement of the development, other than enabling works comprising demolition, piling and construction of the sub structure, or within a timescale as otherwise agreed in writing by the City Council, details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.”

In order to provide the details requested by Condition 12, Greater Manchester Police: Design for Security have prepared a letter of comfort addressed to the Applicant, dated 13 September 2021, and is submitted as part of this application.

The Crime Impact Statement that was submitted with the original application (ref: 121721/FO/2018) recommended the following:

- Robust control of access in and out of the building
- Car park entrance access/egress
- Include access controls to car park and cycle storage / changing rooms

This letter provides written confirmation from the Design for Security Team that Globe and Simpson meets the requirement for Secured By Design (SBD) towards the completion of the base build phase. It states that the Secured by Design review phase will continue to track the development through the base build and fitout phases towards completion and handover.

This information therefore merits the partial discharge of Condition 12 and following the final construction phases the SBD certification will be submitted to the applicant and then shared with the local planning authority to fully discharge the planning condition.

Condition 16 – Ventilation Details

Condition 16 is worded as follows:

“Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme for the development, to be submitted to and approved in writing by the City Council as local planning authority before the use within the relevant phase commences and any works approved shall be implemented before the relevant uses within each phase commences.”

In order to provide the details requested by Condition 16, a pack of mechanical and electrical engineering drawings have been submitted with this application. This shows the method and route of extract on a

floor by floor basis, including basement areas, and the location of the termination of risers, air ducts and smoke fans at roof level.

This is the base build information and should additional requirements for ventilation be required for a specific ground floor tenant then additional filters can be installed, such as carbon filter systems. A brief comprising the 'Mechanical and Electric Services Stage 4a Performance Specification' is provided by CWC and the submitted details are in line with that specification.

On this basis, Condition 16 therefore merits discharge by the Local Planning Authority.

Condition 19 – Wind Microclimate

Condition 19 is worded as follows:

“Prior to the commencement of the development, other than enabling works comprising demolition, piling and construction of the sub structure, full details of all wind mitigation measures, if required, shall be submitted to, and approved in writing by the City Council, as local planning authority. All such measures shall be fully wind tested, and accompanied by a detailed report confirming that wind conditions related to the development are satisfactory and acceptable.”

In order to provide the details requested by Condition 19, Urban Microclimate have prepared a Wind Microclimate Study for Globe and Simpson.

The wind tunnel tests were undertaken in January 2021 and demonstrated that interim pedestrian level conditions in and around the G&S site, upon completion of the development, are likely to be relatively benign. Conditions are therefore expected to be suitable for existing and planned uses and no wind additional mitigation measures are considered to be required as part of the Globe & Simpson development.

It is considered in the report that wind conditions in and around the site will be dictated by the adjacent St John's Place tower. Appropriate wind mitigation measures will therefore be developed as part of the detailed design process for the approved tower. Depending on whether the consented scheme comes forward or an alternative design is prepared and submitted, the wind mitigation details will form part of that application.

On this basis, the wind mitigation for Globe and Simpson is considered to be appropriate for this phase of development and therefore Condition 19 merits discharge by the Local Planning Authority.

Condition 27 – External Lighting Details

Condition 27 is worded as follows:

“The development hereby approved shall include a lighting scheme, including the illumination of any part of the building and areas of public realm during the period between dusk and dawn. Full details of such a scheme, including how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before each phase of the

development is completed. The approved scheme shall be implemented in full before each phase of the development is first occupied."

In order to provide the necessary information for Condition 27, Briggs and Forrester have provided lighting specification details and locations of external building lighting for Globe and Simpson and areas of public realm. The lighting details show that there is modest downlighting provided on the building and up-lighting is also proposed to highlight the external building façades.

The beam angle of a lamp is the angle at which the light is distributed or emitted. The upward luminaire is 12 degrees to create a narrow light spill through a spot light approach, rather than a flood light to spread the area lit up and minimise the light spillage to adjacent properties. There are no residential properties within 12 degrees of the upward luminaires. As per the information provided for Condition 16, 'Mechanical and Electric Services Stage 4a Performance Specification' document is provided by CWC and the submitted details are in line with that specification.

On this basis, the external lighting details for Globe and Simpson is considered to be appropriate for this phase of development and therefore Condition 19 merits discharge by the Local Planning Authority.

Condition 29 – Ground Remediation Verification

Condition 29 is worded as follows:

"Prior to first occupation of the development, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved."

In order to provide the details requested by Condition 29, Lendlease have prepared a pack of information relating to verification of the approved remediation strategy. This information has been reviewed by Curtins (Document: 068166-CUR-00-00-CO-GE-00001-V01) to conclude that all made ground has been removed during the basement works at Manchester Goods Yard.

This removal of made ground constitutes the remediation strategy and as all contamination has been removed from site, verification is not necessary. A letter has also been prepared by Lendlease with supporting technical appendices evidencing the scope of the works, protection measures and waste transfer notes to off-site facilities in line with the recommendations of the original Phase 1 and Phase 2 Ground Conditions report.

With reference to the information submitted, it is concluded that all the made ground has been fully excavated from Globe and Simpson footprint and replaced with new basement areas.

On this basis, the details of excavation works and therefore the remediation strategy has been evidenced for Globe and Simpson and therefore Condition 29 merits discharge by the Local Planning Authority.

Condition 36 (b) – Local Labour Agreement

Condition 36 is worded as follows:

“Prior to the commencement of the development, other than enabling works comprising demolition, piling and construction of the sub structure, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.”

In October 2019, Condition 36 (part a) was partially discharged by Manchester City Council. In order to provide the details requested by Condition 36, Lendlease have prepared a detailed report outlining the final outcome of the local labour agreement. This includes a summary of the measures taken to recruit local people as well as the mechanisms that were implemented to deliver the local benefit proposal.

On this basis, the local labour agreement has been met during the construction period and is due to complete, therefore Condition 36 can be fully discharged by the Local Planning Authority.

Condition 41 – Drainage Verification

Condition 41 is worded as follows:

“No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- *Verification report providing photographic evidence of construction as per design drawings;*
- *As built construction drawings if different from design construction drawings;*

- *Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.”*

In order to provide the necessary details to satisfy Condition 41 set out above, Curtins have provided a Drainage Strategy and SUDS report containing verification of the installed drainage system and the on-going management and maintenance.

The document is supported by photographic evidence and as built construction drawings for the drainage works that have been undertaken on site, in addition to a maintenance regime that is to be undertaken by both Manchester Quays Limited and statutory undertakers.

On this basis, the drainage infrastructure has been evidenced for Globe and Simpson along with a bespoke maintenance regime and therefore Condition 41 merits discharge by the Local Planning Authority.

Summary

The following documents have been submitted in order to discharge the aforementioned planning conditions:

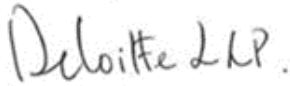
- Design for Security Letter of Comfort addressed to the Applicant, dated 13 September 2021;
- Globe and Simpson Ventilation Drawings dated 17 February 2022;
- G&S Wind Microclimate Study for Globe and Simpson dated July 2021;
- Globe and Simpson Exterior Lighting (C27) prepared by Briggs and Forrester;
- G&S Remediation Strategy Letter prepared by Curtins (Document: 068166-CUR-00-00-CO-GE-00001-V0);
- G&S Verification Letter prepared by Lendlease including supporting Appendices A-G;
- Lendlease Local Labour Agreement detailed note; and
- Drainage Strategy and SUDS report prepared by Curtins.

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to discharge Conditions 12, 16, 19, 27, 29, 36 (b) and 41.

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-PP-10411908).

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely

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

Deloitte LLP