

20 December 2021

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

FAO Jennifer Atkinson

Dear Jennifer,

Discharge of Condition Application for Conditions 6 (Construction Management Plan), 7 (Surface Water Drainage Scheme), 8a (Site Investigation and Remediation), 9a (Programme for Materials Samples), and 13 (Programme of Archaeological Works) of Planning Permission 129631/FO/2021 at Land North of Miller Street, Manchester

Please find enclosed a discharge of condition application, relating to the proposals for the NOMA Marketing Suite. The Applicant is NOMA (GP) Ltd.

Background

Planning Permission was granted for the *“Erection of a single-storey marketing suite building (Sui Generis), including photovoltaics and related access, landscaping, bicycle parking, plant and servicing and associated works for a temporary period of up to 5 years”* (Ref: 129631/FO/2021) on 5 May 2021.

The information contained within this application is submitted to address the requirements of Conditions 6 (Construction Management Plan), 7 (Surface Water Drainage Scheme), 8a (Site Investigation and Remediation), 9a (Programme for Materials Samples), and 13 (Programme of Archaeological Works) of Planning Permission Reference 129631/FO/2021.

This application is submitted concurrently to an application for a Non-Material Amendment (‘NMA’) to Planning Permission Ref: 129631/FO/2021, under Section 96A of the Town and Country Planning Act 1990 (as amended).

Condition Discharge

The following section details the conditions to be discharged and the information to be submitted in respect of each condition.

Condition 6 (Construction Management Plan)

The wording of Condition 6, as set out on Planning Permission Reference 129631/FO/2021 is as follows:

“Notwithstanding the Construction Management Plan, prepared by B&K stamped as received by the City Council, as Local Planning Authority, on the 8 March 2021, prior to the commencement of development, a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the construction management plans shall include:

- Display of an emergency contact number;*
- Communication strategy with residents and local businesses;*
- Details of Wheel Washing;*
- Dust suppression measures;*
- Compound locations where relevant;*
- Location, removal and recycling of waste;*
- Routing strategy and swept path analysis;*
- Parking of construction vehicles and staff; and*
- Sheeting over of construction vehicles.*

The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.”

To allow MCC to support the full discharge of Condition 6 please find enclosed a Detailed Construction Management Plan, prepared by Bowmer & Kirkland.

Condition 7 (Surface Water Drainage Scheme)

The wording of Condition 7, as set out on Planning Permission Reference 129631/FO/2021 is as follows:

“Notwithstanding the Temporary Drainage Strategy, prepared by BuroHappold stamped as received by the City Council, as Local Planning Authority, on the 8 March 2021, 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:

- Surface water drainage layout including discharge points, proposed attenuation and proposed overland flow routes for extreme events (up to a 1 in 100 year including 40% climate change allowance).*

- 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.

- 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 runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area.

- Hydraulic calculations to support the drainage proposal.

- Details of how the scheme shall be maintained and managed after completion.

The approved scheme shall be implemented and be in place prior to the first use of the development hereby approved."

To enable MCC to support the full discharge of Condition 7 please find enclosed Surface Water Drainage Strategy prepared by Buro Happold, in addition to the plans and documents listed below:

- Civil Engineering Specifications NMS-BHE-XX-XX-SP-C-0001;
- Drainage Details Sheet 1 NMS-BHE-XX-XX-DR-C-3700;
- Drainage Details Sheet 2 NMS-BHE-XX-XX-DR-C-3701;
- Drainage Details Sheet 3 NMS-BHE-XX-XX-DR-C-3702;
- Drainage Details Sheet 4 NMS-BHE-XX-XX-DR-C-3703;
- General Arrangements and Manhole Schedules NMS-BHE-XX-XX-DR-C-3100;
- Overland Flow Routes for Extreme Events NMS-BHE-XX-XX-DR-C-3101; and
- Pavement Plan and Joints Layout NMS-BHE-XX-XX-DR-C-2100.

The scope of the surface water drainage scheme has been discussed with United Utilities who have agreed to the use of the existing abandoned connection located on the Site, subject to proving that it connects to the main sewer on Miller Street via CCTV and dye trace. CCTV and dye trace surveys were subsequently undertaken which evidenced that the existing drainage connects to the sewer on Miller Street.

Following initial feedback from United Utilities the run-off rates were revised through the inclusion of a flow restrictor and some attenuation. The attenuation comprises an increase in the manhole chamber size and pipe diameter. The resultant run-off rates have been accepted by United Utilities and an email confirming this is appended to the Drainage Strategy.

The information submitted is acceptable to enable the full discharge of Condition 7.

Condition 8a (Site Investigation and Remediation)

The wording of Condition 8a (Site Investigation and Remediation), as set out on Planning Permission Reference 129631/FO/2021 is as follows:

“Notwithstanding the Buro Happold Phase I Desk Study submitted for Plots 2&3 Angel Square stamped as received by the City Council, as Local Planning Authority, on the 1 April 2021 (a) the development shall not commence until the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Site investigation report;*
- Final Risk Assessment; and*
- Submission of a remediation strategy.*

Once approved, the development shall then be carried out in accordance with the approved details.”

To enable MCC to support the full discharge of Condition 8a, please find enclosed Site Specific Ground Investigation Report, prepared by Structural Soils, and a Ground Engineering Summary Report prepared by Buro Happold, which includes a Risk Assessment and Remediation Strategy. These Reports were prepared for the entirety of the 2 and 3 Angel Square Site in which the Marketing Suite is proposed to be located.

The Site-specific data from beneath the proposed footprint of the NOMA Marketing Suite and in the immediate vicinity of the Site found that the likelihood of potential ground contamination is considered to be low. It is therefore not considered that any remediation strategy is required specifically for the NOMA Marketing Suite.

Considering the above and the information submitted to support this application, we therefore request that Condition 8a is discharged.

Condition 9a (Programme for Materials Samples)

The wording of Condition 9a (Programme for Materials Samples), as set out on Planning Permission Reference 129631/FO/2021 is as follows:

“Prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: A programme for the issue of samples and specifications of all material to be used on all external elevations of the development. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations and boundary treatments of the development.”

To enable MCC to support the discharge of Condition 9a, please find enclosed Programme for Materials Samples.

The programme outlines that materials will be available to view w/c 10th January 2022.

Condition 13 (Programme of Archaeological Works)

The wording of Condition 13 (Programme of Archaeological Works), as set out on Planning Permission Reference 129631/FO/2021 is as follows:

“A programme of archaeological works will be undertaken in accordance with an approved Written Scheme of Investigation prepared by Salford Archaeology in February 2021 and submitted as part of the planning application. The WSI covers the following:

1. A phased programme and methodology of investigation and recording which includes:

i) an archaeological watching brief on all ground-breaking works within areas of archaeological interest

ii) informed by the watching brief it may be necessary for more targeted open-area excavation (subject to a separate WSI).

2. A programme for post-investigation assessment includes:

- analysis of the site investigation records and finds

- production of a final report on the investigation results.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.”

To enable MCC to support the full discharge of Condition 13, please find enclosed Archaeological Excavation Report prepared by Salford Archaeology. This Report provides information from the archaeological evaluation undertaken in May 2021, which consisted of seven trenches across the entire site of the development of 2 and 3 Angel Square, to which the NOMA Marketing Suite is proposed to be located.

During the evaluation remains were encountered below the former right-hand carriageway of Miller Street that had the potential to be part of the 18th - century mill, later known as Mottershead's Mill. Due to this, Greater Manchester Archaeological Advisory Service recommended an excavation be carried out within this area to ascertain the nature of the remains and record any remnants of the early Mill.

A 41m by 6m trench was excavated which uncovered the remains of floors and walls associated with the late 19th -century warehousing erected on the site as part of Baxendale's Ironworks complex. No elements of the early mill had survived within the excavation area.

Salford Archaeology have therefore recommended that no further investigation is required within the Site.

The Submission

In addition to the supporting information set out above, a Condition Discharge Application Form has been submitted via the Planning Portal (PP-10483817) to formalise this Application seeking the discharge of Conditions 6 (Construction Management Plan), 7 (Surface Water Drainage Scheme), 8a (Site Investigation and Remediation), 9a (Programme for Materials Samples), and 13 (Programme of Archaeological Works) of Planning Permission Reference 129631/FO/2021.

A fee has been paid to MCC for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. 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 do not hesitate to contact my colleague Jennifer Chatfield at jchatfield@deloitte.co.uk / +44 161 455 8084.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Cooper', is positioned above the printed name.

John Cooper

For and on behalf of Deloitte LLP