

Memo

Date: 12 April 2022

To: Angela Leckie – Manchester City Council Local Planning Authority

From: Michael Percival

CC: The Mayfield Partnership

Subject Conditions Memo

Dear Angela

This memo sets out the current proposed wording of planning conditions as part of 132255/JO/2021, which responds to questions from statutory consultees raised during the determination period.

Comments from Environmental Health and GMEU have been discussed and responded during the determination period and those relevant conditions are to remain as proposed in the original schedule.

Original proposed condition wording	New proposed condition wording for approval
5) The submission of details of a wayfinding strategy, to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within adjacent neighbourhoods and transport infrastructure (which includes consideration of older and disabled people), shall be undertaken in accordance with Wayfinding Strategy Programme dated October 2021, prepared by U+I. The details of the wayfinding strategy shall than be submitted in accordance with the agreed programme and implemented in accordance with the agreed timescale to be submitted and approved by the Local Planning Authority.	The submission of details of a wayfinding strategy, to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within adjacent neighbourhoods and transport infrastructure (which includes consideration of older and disabled people), shall be submitted within 6 months of phases F, G and H opening and approved by the Local Planning Authority.
13a) As informed by (a) GeoEnvironmental and Geotechnical Desk Study Report prepared by BuroHappold [Reference 035548 dated 10 August 2017 (previously submitted as Appendix 10.2 ES Volume 2]; as superseded by (b) Phase 2 Site Investigation - Proposed Mayfield Park, Manchester prepared by RoC Consulting [Revision R3 dated December 2020 (Revised 11/03/2021)] (c) Phase 2 Site Investigation (Freight	13a) As informed by (a) GeoEnvironmental and Geotechnical Desk Study Report prepared by BuroHappold [Reference 035548 dated 10 August 2017 (previously submitted as Appendix 10.2 ES Volume 2]; as superseded by (b) Phase 2 Site Investigation - Proposed Mayfield Park, Manchester prepared by RoC Consulting [Revision R3 dated December 2020 (Revised 11/03/2021)] (c) Phase 2 Site Investigation (Freight

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Island Event Space – Phase X) prepared by RoC Consulting [Revision 0 dated 23/02/2021]; (d) Phase 2 Site Investigation (Plots O & N, Mayfield) prepared by RoC Consulting [Revision R3 and 18/11/2020]; (e) Water Monitoring Report Mayfield Depot Analytical report prepared by i2 Analytica [Number: 21-62916, Issue No: 1. I Ltd. 23/03/2021] remediation for each phase of the development identified in Condition 3, save for Phase X, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site and identify risks that merit further investigation in order to set out details that are required to remediate the land shall take place in accordance with (f) Phase 3A Remediation Strategy, Mayfield Park prepared by ROC Consulting [Revision R2 dated 16/03/2021], discharged under CDN/20/0690 on 28 May 2021. Prior to commencement of further works to Phase X identified in Condition 3, the following information shall be submitted to the Local Planning Authority for approval: 1. Additional site investigation scheme, based on the information already submitted, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted. Details for Phase X should be Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.	Island Event Space – Phase X) prepared by RoC Consulting [Revision 0 dated 23/02/2021]; (d) Phase 2 Site Investigation (Plots O & N, Mayfield) prepared by RoC Consulting [Revision R3 and 18/11/2020]; (e) Water Monitoring Report Mayfield Depot Analytical report prepared by i2 Analytica [Number: 21-62916, Issue No: 1. I Ltd. 23/03/2021] remediation for each phase of the development identified in Condition 3, save for Phase X, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site and identify risks that merit further investigation in order to set out details that are required to remediate the land shall take place in accordance with (f) Phase 3A Remediation Strategy, Mayfield Park prepared by ROC Consulting [Revision R2 dated 16/03/2021], discharged under CDN/20/0690 on 28 May 2021. Prior to commencement of further works to Phase X identified in Condition 3, the following information shall be submitted to the Local Planning Authority for approval: 1. Additional site investigation scheme, based on the information already submitted, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted. Details for phase X should be submitted and approved by the Local Planning Authority in writing prior to commencement of that phase of development. Any changes to these components require the express

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	written consent of the local planning authority. The scheme shall be implemented as approved.
16) Notwithstanding the details as set out within condition 2 no development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above drainage condition the following additional information has to be provided: 16a) Maximise use of green SuDS in design including the public realm through interventions such as infiltration, swales, soakaways, rain gardens and permeable surfaces; 16b) 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, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area; 16c) 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 climate change in any part of a building. Hydraulic calculation needs to be provided; 16d) 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 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. 16e) Construction details of flow control and SuDS attenuation elements.	16) Notwithstanding the details as set out within condition 2, the development of all phases, excluding Phase X, hereby approved shall be carried out in accordance with Stage 4 Drainage Strategy, Mayfield Park [Rev P07 prepared by Buro Happold dated 01 March 2021], Well Investigation and Treatment Technical Note (dated 03 February 2022) and Deloitte's e-mail dated 04-03-21 to ensure that surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards, as approved in writing by the Local Planning Authority under CDN/20/0691. Drainage details for phase X, including use of SuDs, reduction in surface water run off rate by at least 50%, evidence the drainage system is design to avoid flooding in a 1 in 100 year rainfall event, overland flow routes for extreme events and construction details should be submitted and approved by the Local Planning Authority in writing prior to commencement of that phase of development.
19) Before any development hereby approved is first occupied confirmation that a flood evacuation plan (including provision for pedestrian and vehicular access in the event of flood) is in place and has been agreed	19) Phases F, G and H shall be operated in accordance Mayfield Park Flood Warning and Evacuation Plan (MAY101-WSB-EXT-BUR-DC-7000-0002) prepared by Buro Happold dated 04 March 2022 and the

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with the relevant authorities and that the development is signed up to EA's Flood warnings direct alert system shall be submitted to and approved in writing by the City Council as Local Planning Authority.	Emergency Riverside Access Drawing Sketch (MAY101-WSB-EXT-BUR-SK-7060-0001 S1.2) agreed with the relevant authorities and confirms that the development is signed up to EA's Flood warnings direct alert system submitted and approved in writing by the City Council as Local Planning Authority.
65a) Samples for hard landscaping materials to be used on phase F, G, H and I shall be presented to the City Council as Local Planning Authority in accordance with the materials as identified on MAY101-WSL-EXT-GIL-DR-7060-0102 and as set out within PPO Connor's Sample Tracking Folder dated February 2022. (b) The samples and quality control management strategy and confirmation of approval of samples shall then be submitted and approved in writing by the City Council as local planning authority prior to operation of Phases F, G, H and I.	65) The hard landscaping materials to be used on phase F, G, H shall be in accordance with the materials as identified on MAY101-WSL-EXT-GIL-DR-7060-0102 and as set out within PPO Connor's Sample Tracking Folder dated March 2022. Part B removed.
74 (h) Details of temporary landscaping for Phase X shown on MAY101-WSL-EXT-GIL-DR- 7060-0102 and boundaries to adjacent plots in line with the phasing as approved under condition 3.	74 (h) Details of temporary landscaping for Phase X (as identified on MAY101-WSL-EXT-GIL-DR-7060-0127 Rev 01) shown on MAY101-WSL-EXT-GIL-DR- 7060-0102 and boundaries to adjacent plots in line with the phasing as approved under condition 3.