

3 May 2022

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

Dear Eve

Plot 9a, First Street - Application for Discharge of Conditions 3, 6a, 9 and 11
Planning Permission Reference: 132600/FO/2021

Please find enclosed an application for the discharge of Conditions 3, 6a, 9 and 11 attached to Planning Permission Reference 132600/FO/2021 (approved 14 April 2022). This Planning Permission relates to a new nine storey office building at Plot 9a, First Street, Manchester. The Applicant is First Street Developments Limited.

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

Condition 3 – Construction Management Plan

The wording of Condition 3 is as follows:

“Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- *A Community Consultation Strategy;*
- *A method statement to protect the River Medlock from accidental pollution spillages, dust and debris during demolition and construction;*
- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Noise and vibration and dust emission suppression measures that shall base the assessment on British Standard 5228 and any other relevant standards;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*

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- *Parking of construction vehicles and staff;*
- *Sheeting over of construction vehicles;*
- *A dilapidation survey, including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.*

The construction and demolition works shall be carried out in accordance with the approved construction management plan.”

A Project Management Plan (including Construction Phase H&S Plan) dated April 2022 has been prepared by Bam and details the relevant information requested in Condition 3. This information is submitted to fully discharge Condition 3.

Condition 6a – Ground Contamination and Remediation Strategy

The wording of Condition 6a is as follows:

“No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

- *Further to the preliminary assessment, a site investigation scheme, providing information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.*
- *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.*
- *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 (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.”

Ground Contamination Risk Assessment and Remedial Strategy (dated April 2020) and Geotechnical and Contaminated Land Interpretive Report (February 2020) have been prepared by Ramboll, which detail the relevant information requested in Condition 6a. The strategy details the potential risks on site, as well as the required mitigation and method of validation. This information was previously submitted and approved in 2020 for an earlier iteration of the scheme (CDN/20/0404), and is therefore considered sufficient to discharge part A of Condition 6 as outlined above.

Condition 9 – Surface Water Drainage System

The wording of Condition 9 is as follows:

“No development, other than enabling works, shall commence until a Surface Water Drainage scheme, in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any

subsequent replacements national standards and details shall be submitted to and approved in writing by the Local Planning Authority.”

A Drainage Strategy (dated April 2022), and Civils Specification document (dated April 2022), have been prepared by Ramboll for the scheme, which details the separate surface water drainage strategy and the foul water drainage strategy (as required by Condition 11). The documents also detail the maintenance of the underground drainage elements and long-term monitoring systems. Infrastructure drawings have also been prepared by Ramboll, which, along with the previously mentioned documents, are submitted to fully discharge Condition 9.

Condition 12 – Local Labour Agreement

The wording of Condition 12 is as follows:

“Prior to development commencing a local labour agreement, relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place thereafter.”

A Local Labour Benefit Schedule (dated April 2022) has been prepared by Bam. We request MCC’s approval that the enclosed information is sufficient to discharge the obligation identified above.

The Submission

The documents set out in Table 1 are submitted through the Planning Portal (ref: PP-10482419) in support of application.

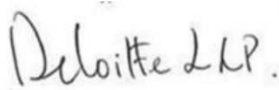
Table 1 – Summary of Application and Supporting Documents

Condition Number	Information submitted
Covering Letter	Prepared by Deloitte LLP
Application Form	Prepared by Deloitte LLP
Condition 3	Construction Management Plan prepared by Bam
Condition 6a	Ground Contaminated Risk Assessment and Remedial Strategy prepared by Ramboll Geotechnical and Contaminated Land Report prepared by Ramboll
Condition 9	Surface Water Drainage Scheme prepared by Ramboll Civils Specification Document prepared by Ramboll Infrastructure Drawings prepared by Ramboll
Condition 11	Local Labour Benefits Schedule prepared by Bam

The application fee of £116 (plus VAT) has been paid to Manchester City Council via the Planning Portal.

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 Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP." The signature is written in a cursive, slightly informal style.

Deloitte LLP

Deloitte LLP