



Paul Butler Associates

Planning, Development & Heritage Consultants

22 February 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

FAO Lucy Harrison

17.1123

Dear Mrs Roscoe

Location: Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP
Proposal: Demolition of the existing buildings on the site and construction of three residential buildings, 32, 26 and 18 storeys in height, comprising a total of 399 residential units (C3) and 50 retirement living units (C2) with roof top ancillary restaurant; 675 sq.m of commercial floor space (Use Classes A1, A2, A3, A4, B1, D1 or D2); associated car and cycle parking within a basement level; public realm and landscaping; access and servicing arrangements; and other associated works.
Application: 116850/FO/2017

On behalf of our client De Trafford, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'.

As part of this application we are applying to discharge pre-commencement conditions 5 (archaeological works), 7 (construction management plan), and 8 (highways condition survey) attached to permission 116850/FO/2017.

We are eager to progress the discharge of these conditions as soon as possible so that the permission can be implemented prior to its expiry on 3 May 2022.

The numbered conditions of planning permission 116850/FO/2017 for which discharge is sought and the information being submitted, is set out under the headings below.

Condition 5: Archaeological Works

No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

- a. A phased programme and methodology of investigation and recording to include:*
 - archaeological evaluation*

- *targeted archaeological excavation (informed by the above and subject to a new WSI);*
- b. *A programme for post investigation assessment to include:*
 - *analysis of the site investigation records and finds*
 - *production of a final report on the significance of the archaeological and historical interest represented;*
- c. *A scheme to commemorate the site's heritage;*
- d. *Dissemination of the results commensurate with their significance;*
- e. *Provision for archive deposition of the report and records of the site investigation;*
- f. *Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*

Response

Please find attached a Written Scheme of Investigation (WSI) prepared by Archaeological Research Services Ltd. This provides details of the proposed scheme of archaeological works and satisfies the various criteria of condition 5.

Condition 7: Construction Management Plan (CMP)

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:

- *Display of an emergency contact number;*
- *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;*
- *Sheeting over of construction vehicles;*

Development shall be carried out in accordance with the approved construction management plan.

Response

Please find attached the following information:

- Outline Demolition Statement, dated 27 June 2019
- Construction Phase Plan prepared by CR Construction (UK) Company Ltd, dated 21 December 2021

Condition 8: Highways Condition Survey

Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority. When all construction/fit-out works are complete, the same carriageways/footways shall be resurveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Response

Please find attached the Dilapidation Survey prepared by CR Construction (UK) Company Ltd, dated 16 December 2021. The survey includes a series of plotted photographs to show the pre-construction works condition of the surrounding carriageways and footways.

The application fee (£116) has been paid by my client at the time of submission.

We trust that the information submitted will enable the discharge of the above conditions. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely



Lynsay Ewart BSc(Hons) MSc MRTPI
Senior Planner