

11 January 2021

Delivered by email

Anthony Mitchell
Planning and Building Control
Manchester City Council
Level 6, Town Hall Extension
St Peter's Square
Manchester
M2 5HD

Ref: GARM3004

Dear Tony

**DISCHARGE OF PLANNING CONDITIONS 4 (PART 2-6) AND 6 (PART A) PURSUANT TO PLANNING APPROVAL
125799/FO/2019 | MANCHESTER METROPOLITAN UNIVERSITY, SCIENCE AND ENGINEERING PROJECT: PHASE 1 –
JOHN DALTON WEST / JOHN DALTON TOWER, CHESTER STREET, MANCHESTER**

On behalf of Manchester Metropolitan University ("the University"), I am pleased to enclose an application to discharge Conditions 4 (Parts 2-6) and 6 (Part a) pursuant to the above referenced planning permission for a new Science and Engineering Building within the University campus. The approved development comprises the first phase of the University's Science and Engineering project, which will transform the John Dalton building complex over the next few years.

The application is submitted directly to Manchester City Council (MCC) via email, and comprises electronic copies of the following documents:

- Completed application forms
- This covering letter
- Condition 4: Archaeological Watching Brief (ref. SA/2021/96), prepared by the University of Salford
- Condition 6: Remediation Strategy (ref. 069656-CUR-00-XX-RP-GE-003 P02), prepared by Curtins

The requisite application fee of £116.00 will be paid directly to MCC by the University by BACS (payment ref. 'MMU Science & Engineering Conditions').

Background

As you are aware, full planning permission for a new Science and Engineering building on the site currently occupied by the John Dalton West building was granted by MCC in March 2020 (LPA ref. 125799/FO/2019). The new building extends to 7 storeys and will provide improved teaching spaces, study areas and catering facilities, and will physically connect to the John Dalton Tower in order to facilitate closer working practices between the functions contained within that building and those proposed to be placed within the new building. The building will

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

allow the Faculty of Science and Engineering to build upon world-class research in a variety of fields, grow international student numbers and increase its Research and Knowledge Exchange activity and income.

Conditions 3, 4 (Part 1), 5 and 7, pursuant to planning permission 125799/FO/2019, were discharged on 07 January 2021 (LPA ref. CDN/20/0668). Subsequently, Conditions 6 (Part a), 8 (Part a), 9, 10 and 11 were discharged on 03 February 2021 (LPA ref. CDN/20/0798).

Demolition of the existing John Dalton West Building and its associated structures commenced in February 2021 and completed in March/ April 2021. Completion of the new Science and Engineering building is currently anticipated in 2023. The University has appointed Bowmer & Kirkland Ltd (B&K) as main contractor for the project, including demolition works.

Condition 4: Archaeological Watching Brief

Condition 4 states:

“No development-related groundworks shall take place (except for demolition and clearance to the current ground level), 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 secured through and undertaken in accordance with a Written Scheme of Investigation (WSI) prepared by the appointed archaeological contractor and submitted to and approved in writing by Manchester City Council as Local Planning Authority.

The WSI shall cover the following:

1. *A phased programme and methodology of site investigation and recording to include:*
 - (i) *active presence, monitoring and recording of geotechnical investigations*
 - (ii) *targeted archaeological evaluation through trial trenching*
 - (iii) *dependent on the above, targeted open area excavation or 'strip, map and excavate' recording (subject to a separate WSI)*
 - (iv) *an archaeological watching brief during construction groundworks*
2. *A programme for post investigation assessment to include: - production of a final report on the significance of the below-ground archaeological interest.*
3. *Deposition of the final report with the Greater Manchester Historic Environment Record.*
4. *Dissemination of the results of the archaeological investigations commensurate with their significance possibly including publication as part of the 'Greater Manchester's Past Revealed' series.*
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.*

The development hereby approved shall be carried out in accordance with the approved WSI.”

Part 1 of this condition was discharged on 07 January 2021 (LPA ref. CDN/20/0668), via the approval of the Written Scheme of Archaeological Excavation (document ref. SECL0179 Version 1.0), prepared by the University of Salford. This application seeks to discharge the remainder of the condition (Parts 2-6).

The enclosed Archaeological Watching Brief (document ref. SA/2021/96 Version 1.0), prepared by the University of Salford, provides the results of the archaeological investigation of the site undertaken in accordance with the approved WSI. The Archaeological Watching Brief provides a report on the monitoring of all intrusive groundworks within the site area and confirms no archaeologically significant remains were found upon the site. The report will be deposited with the Greater Manchester Historic Environment Record in accordance with Parts 3-5.

Condition 6: Remediation Strategy

Condition 6 states:

“a) Before the development hereby approved commences (except for demolition and clearance to current ground level), a report prepared outlining what measures, if any, are required to remediate the land (post demolition Site Investigation Report and Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase commences (except for demolition and clearance to the current ground level), the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy”.

Condition 6 part a) was discharged on 03 February 2021 (LPA ref. CDN/20/0798), following approval of the Interim Remediation Strategy (document ref. 069656-CUR-00-XX-RP-GE-003 P01), prepared by Curtins. This enabled the demolition works to be commenced on site.

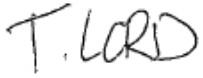
The enclosed Remediation Strategy (document ref. 069656-CUR-00-XX-RP-GE-003 P02), prepared by Curtins, provides an update to the Interim Remediation Strategy following completion of the demolition works. It sets out the full suite of proposed remedial actions to be implemented as part of the proposed development, including the management of asbestos-contaminated soils; minimum 300mm clean capping with underlying geotextile/break layer and 150mm clean topsoil; and the use of suitable water pipes which are not impacted by soil contamination. This report has been provided in order to fully discharge Part a) of this condition.

A Completion/ Verification report will be submitted in due course, following the completion of all remediation and landscape works, as required by Part b).

Conclusion

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Conditions 4 (Parts 2-6) and 6 (Part a) pursuant to planning permission 125799/FO/2019. However, should you require anything further or wish to discuss, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "T. LORD". The letters are slightly slanted and connected in a casual, professional style.

Thomas Lord
Planner

thomas.lord@turley.co.uk