

Matthew Dixon
Director

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

Dear Ms Atkinson,

**Re: APPROVAL OF DETAILS RESERVED BY CONDITION OF CONSENT REF:
127971/FO/2020**

We are pleased to submit this application to approve details reserved by condition on behalf of MPH Ancoats Limited for the following conditions: Condition 4 – Method Statement, Condition 5 – Excavations and Earthworks, Condition 10(a) – Surface Water Drainage Scheme, Condition 11(a) – Site Investigation and Condition 12 – Construction Management Plan. The conditions were reserved on consent ref: 127971/FO/2020 for:

Erection of a 6 storey building to form 90 residential apartments (Use Class C3a) following demolition of existing structures with associated access, car parking, amenity space, landscaping and other associated works.

The requisite planning application fee (£144) has been paid online via the planning portal (PP-11150699).

The application is also supported by the following technical reports:

- Covering Letter
- Supporting pack of information

The application is accompanied by a suite of technical documents which are submitted to facilitate the review and subsequent discharge of the associated conditions. Table 1.0 below sets out the conditions to which this application relates and the supporting information provided.

Table 1.0 – Discharge of Conditions		
No.	Condition Wording	Information Submitted
4	Prior to the commencement of development, a method statement and risk assessment must be submitted for approval in writing by the City Council, as Local Planning Authority, in respect of works in close proximity to the railway (including vibro impact works). The approved method statement shall be implemented in full for the duration of the development.	HGA-PL-015 Site Dimension Plan

5	Prior to the commencement of the development, full details of ground levels, earthworks and excavations to be carried out near to the railway boundary shall be submitted for approval in writing by the City Council, as Local Planning Authority . The development shall be implemented in accordance with the approved details.	HGA-PL-015 Site Dimension Plan J7119 F01 Foundation General Arrangement J7119 F02 Foundation Details J7119 F03 Sub-Floor Masonry Arrangement
10(a)	Notwithstanding the flood risk and drainage strategy prepared by Renaissance stamped as received by the City Council, as Local Planning Authority, on the 11 September 2020: (a) the development shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: - Maximise use of green SuDS solution; - 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 a Critical Drainage Area; - 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; - 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; - Hydraulic calculation of the proposed drainage system; - Construction details of flow control and SuDS elements.	J7119 DR01 Rev B - Drainage Layout; J7119 DR02 Drainage Details; J7119 DR03 Flood Routing Plan; J7119 Rev B Drainage Calculations; Part 1 Approval Letter
11a	Notwithstanding the Desk Study by Renaissance, dated Aug 2020, ref: 2006-06. stamped as received by the City Council, as Local Planning Authority, on the 11 September 2020: (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; - Submission of a remediation strategy. Once approved, the development shall then be carried out in accordance with the approved details.	LKC 20 1913 Site Investigation
12	Notwithstanding the Preliminary Construction Statement, stamped as received by the City Council, as Local Planning Authority, on the 11 September 2020, prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the	Construction Phase Management Plan

	City Council, as local planning authority, which for the avoidance of doubt should include; • Display of an emergency contact number; • Details of Wheel Washing; • Dust suppression measures and measures to minimise impact from dust and debris onto the adjacent rail network; • Compound locations where relevant; • Consultation with local residents and businesses including ensuring that operations of existing businesses remain unaffected by construction activities • 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 plan.	
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Information Summary

Condition 4 – The wording of the condition attached to the permission seeks a method statement and risk assessment in respect of works in close proximity to the railway. The submitted plan HGA-PL-015 Site Dimension Plan identifies that the railway sidings i.e. not principal railway are 50m from the site boundary at the closest point. The main railway is 108m from the site boundary at the closest point. It is therefore considered that the submitted plan evidences that the works will not be in close proximity of the railway and as such the requirements to issue a method statement and risk assessment are not triggered.

Condition 5 - The wording of the condition attached to the permission seeks a method statement and risk assessment in respect of works in close proximity to the railway. The submitted plan HGA-PL-015 Site Dimension Plan identifies that the railway sidings i.e. not principal railway are 50m from the site boundary at the closest point. The main railway is 108m from the site boundary at the closest point.

Details of the ground works have been included within the supporting plans which evidence the locations of the proposed works, which in conjunction with the distances from the railway are considered to evidence that works will not be within close proximity to the railway and details the nature of those works within the site.

Condition 10(a) – The surface water drainage strategy sets out the detailed drainage routing and storage to facilitate the on-site management of surface water. The drainage strategy as drawn is supported by calculations which evidence that the approach taken can achieve the flow rates

required for the scenarios tested. The CMP has been updated to reflect comments made during the previous DISCON application.

Condition 11(a) – The supporting Site Investigation Report sets out the ground conditions at the site and proposes the requirements for onward works associated.

Condition 12 – The submitted Construction Phase Management Plan details the measures which will be undertaken during construction to ensure that due process has been undertaken. The CMP has been updated to reflect comments made during the previous DISCON application.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'MDixon', with a stylized flourish at the end.

Matthew Dixon
Dixon Planning Ltd