

Planning

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Date: 25 November 2021

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 132287/NMC/2021

Description: Non material amendment to planning permission 118831/FO/2018 to amend wording of conditions 3, 4, 5, 6, 7, 8, 11 and 13 to ensure information is submitted within specified timescales and phasing of the development

Location: Former Boddingtons Brewery Site , Dutton Street, Manchester

I refer to your application for a non-material amendment to planning permission reference 118831/FO/2018.

The proposed to to amend wording of conditions 3, 4, 5, 6, 7, 8, 11 and 13 to ensure information is submitted within specified timescales and phasing of the development

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 118831/FO/2018. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 118831/FO/2018 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) The development hereby approved shall be carried out in accordance with the following additional drawings:

- 273-LYR-XX-ZZ-DWG-L-1002 (Boddingtons Green Strip Phase 2); 273-LYR-01-02-DWG-L-1002 (Phase 1 Platform Works Zoom in GA); 273-LYR-01-02-DWG-L-1001 (Phase 1 Platform Works Landscape GA) related to the Top Platform works phase defined

by Condition 2 stamped as received by the City Council, as Local Planning Authority, on the 22 November 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

4) Prior to the commencement of each relevant phase of development as detailed in Condition 2, a local labour agreement, in order to demonstrate commitment to recruit local labour for both the construction and operations element of each relevant phase of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction and occupation phases of a relevant phase of the development.

(b) Within six months of the first occupation of each relevant phase of the development, details of the results of the scheme shall be submitted for consideration.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1 of the Manchester Core Strategy (2012).

5) No development shall take place of each relevant phase of development as detailed in Condition 2 until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works to be undertaken in relation to each relevant phase in accordance with a Written Scheme of Investigation (WSI), prepared by the appointed archaeological contractor.

The WSI should be submitted to and approved in writing by the local planning authority. A phase of development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following:

- a. A phased programme and methodology of investigation and recording to include:
 - a. specific desk-top research
 - b. evaluation through trial trenching
 - c. informed by the above, more detailed targeted excavation and historic research (subject of a new WSI)
- b. A programme for post investigation assessment to include:
 - a. analysis of the site investigation records and finds
 - b. production of a final report on the significance of the archaeological and historical interest represented.
- c. Dissemination of the results commensurate with their significance, including
 - a. provision for interpretation panels and a booklet.
- d. Provision for archive deposition of the report and records of the site investigation.
- e. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in the National Planning Policy Framework.

6) Notwithstanding the water resources section of the ES stamped as received by the City Council, as Local Planning Authority on the 19 January 2018, (a) Prior to the commencement of each relevant phase of development as detailed in Condition 2, a scheme for the drainage of surface water from the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. For the avoidance of doubt this shall include:

- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- 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 40% 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. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. 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

Each relevant phase of development shall then be constructed in accordance with the approved details, within a previously agreed timescale.

(b) Prior to the first occupation of each relevant phase of development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details

7) Notwithstanding the phase 1 desk based ground conditions report prepared by Wardell Armstrong stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, (a) before each relevant phase of development as detailed in Condition 2 hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of detailed site investigation proposals; Submission of details of liaison with a UXO specialist to complete a detailed threat assessment of the risk of UXO prior to any intrusive site investigation works and site development;
- Submission of an updated site investigation and risk assessment report;
- Asbestos management report;
- Submission of a remediation strategy.

The development of that phase shall then be carried out in accordance with the approved details.

(b) When the relevant phase of development commences, 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 prior to the first occupation of the residential element of each relevant phase of development.

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 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 of that phase shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

8) Prior to the commencement of each relevant phase of development as detailed in Condition 2, 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; and
- Sheeting over of construction vehicles.

That phase of development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN9, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

11) Prior to the commencement of each relevant phase of the development, excluding the Top Platform Phase (Phase A), details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

13) Prior to the commencement of each relevant phase of development (including vegetation clearance) as detailed in Condition 2 a methodology for the control of invasive species shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented in full for that phase of the development.

Reason - In order to prevent the spread of Japanese knotweed pursuant to policy EN15 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing