

Development Management
Development Directorate
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester

Our ref EKPS/210803/MG

Submitted via the Planning
Portal PP- 10430427

30 November 2021

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Dear Sir or Madam,

Discharge of Condition 5a (Local Benefit Proposal), Condition 6a (Drainage Scheme) and Condition 7a (Site Contamination and Remediation) in respect of Development at Land Off Oldham Road (A62), Dulverton Street, Holyoak Street and Droylsden Road, Manchester

On behalf of our clients, One Manchester Limited, please find enclosed an application to discharge Condition 5a (Local Benefit Proposal), Condition 6a (Drainage Scheme) and Condition 7a (Site Contamination and Remediation) in respect of Planning Permission Ref. 125990/FO/2020 at Land off Oldham Road A62, Dulverton Street, Holyoak Street and Droylsden Road, Manchester.

The planning application fee of £116 has been paid electronically via the Planning Portal, and the application comprises the following documents:

- This Covering Letter prepared by Euan Kellie Property Solutions;
- Completed Application Forms and Associated Fee;
- Drainage of Surface Water Scheme prepared by Curtins (Ref. 074031 - Newton Heath Drainage Planning Conditions Summary FULL Rev V01.pdf);
- Local Labour Agreement prepared by Rowlinson (Ref. Employment of Local Labour Proposal Oldham Road dated October 2021);
- Ground Investigation Report prepared by Curtins (Ref. 074031-CUR-00-XX-RP-GE-002-V03 dated 16 March 2021); and,
- Remediation Strategy Report prepared by Curtins (Ref. 074031-CUR-00-XX-RP-GE-003-P01 dated 12 November 2021).

The relevant conditions and associated submissions are set out in detail overleaf.

Condition 5a (Local Benefit Proposal)

Condition 5a states:

"5) a) The development shall not commence until, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction 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 of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships*
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal*
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives*

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012)."

The details submitted for approval comprise:

- Local Labour Agreement prepared by Rowlinson (Ref. Employment of Local Labour Proposal Oldham Road).

The above Local Labour Agreement includes the measures to recruit local people; mechanisms for the implementation and delivery of the Local Benefit Proposals and measures to monitor and review the effectiveness of the Local Benefit Proposals. It is therefore requested that part (a) of Condition 5 is discharged.

Condition 6a (Drainage Scheme)

Condition 6a states:

"Notwithstanding the flood risk and drainage strategy prepared by Curtains (ref. 0 74031-CUR-00-XX-RE-C-92000) stamped as received by the City Council, as Local Planning Authority, on the 22 January 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; - Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. As proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) evidence of pollution control measures (preferably through SuDS) is required. - Hydraulic calculation of the proposed drainage system; - Construction details of flow control and SuDS elements.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012)."

The details submitted for approval comprise:

- Drainage of Surface Water Scheme prepared by Curtins (Ref. 074031 - Newton Heath Drainage Planning Conditions Summary FULL Rev V01.pdf).

The above drainage scheme provides detail of water attenuation; evidence that the drainage system has been designed so flooding does not occur; and, construction details of flow control and SuDs element. It is therefore requested that part (a) of Condition 6 is discharged.

Condition 7a (Site Contamination and Remediation)

Condition 7a states:

"Notwithstanding the phase 1 preliminary risk assessment (ref. 074031-CUR-00-XXRP-GE-001 Rev V01) and ground investigation report (ref. 074031-CUR-00-XX-RP-GE002 Revision: V01 prepared by Curtins stamped as received by the City Council, as Local Planning Authority, on the 22 January 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:

- *Submission of further gas monitoring;*
- *Submission of a remediation strategy.*

Once approved, the development shall then be carried out in accordance with the approved details.

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)."

The details submitted for approval comprise:

- Ground Investigation Report prepared by Curtins (Ref. 074031-CUR-00-XX-RP-GE-002-V03_Phase 2 SI_Newton Heath); and,
- Remediation Strategy Report prepared by Curtins (Ref. 074031-CUR-00-XX-RP-GE-003-P01_Remediation Strategy_Newton Heath).

The Ground Investigation Report submitted with this application confirms that further gas monitoring has been undertaken on the site. It advises that a Remediation Strategy and Verification report is required to detail and validate the recommended measures and as such, the above Remediation Strategy is also submitted. It is therefore requested that part (a) of Condition 7 is discharged.

I trust the submitted information is sufficient to enable the application to be progressed and determined at the earliest opportunity, however if you have any queries or require any further information, please do not hesitate to contact me by phone or email (0161 486 5025).

Yours faithfully,



Euan Kellie FRICS FRTPI
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