

23 September 2021

Delivered via the Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Ref: FORM3006

Dear Angela

**DISCHARGE OF PLANNING CONDITION 8A PURSUANT TO PLANNING PERMISSION REF.
122000/FO/2018: VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER, M4 7AB**

On behalf our client, Forshaw Land & Property Group Ltd and Salboy Ltd ('the applicant'), I am pleased to enclose an application to discharge Condition 8a pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester.

This application has been submitted via the Planning Portal (ref. PP-10244444) and comprises the following information:

- Completed application forms
- This covering letter
- Phase 2 Ground Investigation Report, prepared by Brownfield Solutions Ltd (ref. Condition 8a Phase 2 Ground Investigation JM C4742 10165 Rev A)
- Remediation Strategy, prepared by Brownfield Solutions Ltd (ref. Condition 8a Remediation Strategy NS C4742 10446),

The requisite application fee of £116 has been paid online via the Planning Portal.

BACKGROUND

Full planning permission was granted by Manchester City Council ('MCC') on 26 August 2020 for the redevelopment of Victoria House, including the demolition of the existing building and the construction of residential apartments with ground floor commercial space (ref. 122000/FO/2018) ("Victoria House Planning Permission"). The full wording of the approved development is as follows:

Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above

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partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings

This permission relates to the redevelopment Victoria House, which comprises Plot E of the Portugal Street East Strategic Regeneration Framework ('PSE SRF') area located within Manchester City Centre. The development aims to offer a high-specification residential led 'build-to-rent' scheme, complemented by ground floor commercial space and internal and external amenity space.

The permission is subject to a number of planning conditions, many of which have been submitted for approval / have been approved. The below table provides an overview of the status of the submitted discharge of condition applications.

Discharge of Condition Status

Condition	Reference	Status
Condition 3b (lifecycle impact of materials)	CDN/21/0605	Submitted
Condition 4 (demolition method statement)	CDN/21/0356	Discharged
Condition 8a (ground conditions)	CDN/21/0508	Discharged
Condition 9 (archaeological works)	CDN/21/0285	Discharged
Condition 10 (CMP)	CDN/21/0629	Submitted
Conditions 16 & 17 (acoustic insulation)	CDN/21/0568	Submitted
Condition 21 (piling risk assessment)	CDN/21/0636	Submitted
Condition 22a (local labour proposal)	CDN/21/0507	Discharged
Condition 33 (bats)	CDN/21/0380	Discharged
Condition 38a (unexploded ordinance)	CDN/21/0285	Discharged

As stated above, an application has been submitted to part-discharge Condition 8a. This application seeks discharge the remainder of Condition 8a, in effect fully discharging the condition.

DISCHARGE OF CONDITION

Condition 8a – Ground Conditions

Condition 8a requires the submission of a Preliminary Risk Assessment and, subject to the results of this, the submission of a Site Investigation Proposal and a Site Investigation Report and / or Remediation Strategy, prior to the commencement of development.

Part A of Condition 8 is stated below, and has further been split into parts i, ii and iii in the interest of providing additional clarity within this covering letter.

[i] Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

[ii] In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

[iii] The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Part B of Condition 8 requires any works to be carried out in accordance with the agreed Remediation Strategy and the submission of a Completion/Verification Report. An application was submitted (ref. CDN/21/0508) to discharge parts A(i) and A(ii). Subsequently, this application is seeking to discharge part A(iii) of Condition 8.

The enclosed Phase 2 Ground Investigation Report (ref. Condition 8a Phase 2 Ground Investigation JM/C4742/10165 Rev A) considers the geo-environmental risks associated with the site, including soil and groundwater contamination and ground gas risk, concluding that:

- There is a **moderate / low** ground contamination risk to site end users, due to the presence of elevated concentrations of lead
- There is a **moderate / low** ground contamination risk identified to construction workers, from soils and dust from inhalation and ingestion
- There is a **very low** controlled groundwater risk
- There is a **moderate / low** identified to site end users from ground gases arising from site soils, migrating into buildings and subsequent inhalation by site end-users

Based on these findings, the following recommendations are made:

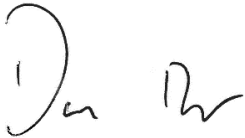
- Where soft landscaping is present a cover of “clean” subsoil and topsoil should be provided to break the pathway to site end users, and should be 450mm thick.
- An Asbestos management plan to be implemented during construction works
- Should unexpected contamination be observed during construction advice should be obtained from a Geo-environmental Engineer
- Implementation of the Remedial Strategy and verification of the remedial works.

The recommendations of the Phase 2 Ground Investigation Report are built upon within the enclosed Remediation Strategy (ref. Condition 8a Remediation Strategy NS/C4742/10446), through a number of remedial actions. The Remediation Strategy also set out a strategy for dealing with potentially contaminative soils and incidents on site, the process for validation and verification of the proposed measures and the information required within any Completion Report. The Remediation Report and the measures set out within it will be complied with throughout the development of the scheme.

It is considered that the information provided meets the requirements of part iii of Condition 8a. Upon approval of this application and the previously submitted discharge of condition application (ref. CDN/21/0508), which sought to address parts i and ii, Condition 8a can be fully discharged.

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 Condition 8a pursuant to planning permission 122000/FO/2018. However, should you require any further information, please contact my colleague Amy Gaskell (amy.gaskell@turley.co.uk) or me.

Yours sincerely

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

Daniel Ramsay
Assistant Planner

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