

Our Ref: 04B903525NL/GB

Your Ref: PP-10304607



19 October 2021

FAO Mr David Brettell
Planning and Regeneration
Manchester City Council
P.O Box 532
Town Hall
Manchester
M60 2LA

Dear David,

**Land Bounded By John Dalton Street, Ridgefield, Bow Street And South King Street
Manchester: Discharge of Conditions 6, 12, 13a, 14a, and 17 on Planning Permission
Reference: 130553/FO/2021**

On behalf of our client The Island Site (General Partner) Limited, please find enclosed an application to discharge conditions 6, 12, 13a, 14a and 17 pursuant to application 130553/FO/2021 relating to Land bounded by John Dalton Street, Ridgefield, Bow Street and South King Street, Manchester ('the site').

Planning permission (LPA ref: 130553/FO/2021) was granted on 27th September 2021 for the following development:

"Demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and rooftop amenity space, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works."

This discharge of condition application relates to conditions 6, 12, 13a, 14a and 17.

Condition 6 is worded as follows:

*"Prior to the commencement of development, 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 shall include: *Display of an emergency contact number; *Details of Wheel Washing; *Dust suppression measures; *Compound locations where relevant; *Location, removal and recycling of waste; *Vehicular routing and phasing strategy and swept path analysis; *Parking of construction vehicles and staff; *Complaint procedure and stakeholder /neighbour engagement strategy, and *Sheeting over of construction vehicles; and Development shall be carried out in accordance with the approved construction management plan.*

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy"

The following information has been prepared and submitted as part of this application to address condition 6:

- Construction Environmental Management Plan prepared by Bowmer + Kirkland.

Condition 12 is worded as follows:

“Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

New developments shall have refuse storage space for segregated waste collection and recycling, including pulpable and food waste. Internal and external storage areas are required.

Reason - In the interests of amenity and public health pursuant to policies SP1 and DM1 of the Core Strategy.”

The following information has been prepared and submitted as part of this application to address condition 12. The scheme for the storage and disposal of refuse is internal only.

- Waste Proforma prepared by Cartwright Pickard 19/07/21
- Waste Strategy prepared by Cartwright Pickard dated 19/07/21 Rev A

Condition 13a is worded as follows:

“Prior to commencement of the development mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.”

The following information has been prepared and submitted as part of this application to address condition 13a. Section 5.1 of the Air Quality Assessment relates specifically to “Construction Phase Impacts”.

- Air Quality Assessment prepared by Cundall Johnston & Partners LLP.

Condition 14a is worded as follows:

“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).

An intrusive ground investigation is required, inclusive of ground conditions assessment, UXO assessment, and ground gas risk assessment, together with a remediation strategy, if required.

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.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before 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.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies SP1 and DM1 of the Core Strategy."

The following information has been prepared and submitted as part of this application to address condition 14a:

- Phase 1 Preliminary Risk Assessment prepared by Curtins; and,
- Phase 2 Ground Investigation prepared by Curtins.

Condition 17 is worded as follows:

"Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the City Council, as local planning authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 8.3 l/s.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies SP1 and DM1 of the Core Strategy."



The following information has been prepared and submitted as part of this application to address condition 17. The Proposed Surface Water Drainage is covered at Section 5.3.

- Detailed Drainage Strategy prepared by Curtins.

Application Submission

The application submission documents have been submitted via the Planning Portal (PP-10304607). The planning application fee of £144 (inclusive of the Planning Portal's administrative charge) has been paid directly to the Planning Portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in grey ink that reads 'Blackburn'. The signature is stylized, with a large, looped 'B' at the beginning.

Georgina Blackburn

Planner

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For and on behalf of Avison Young (UK) Limited