

5th November 2021

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F.A.O Jen Atkinson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
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Dear Jen,

Bendix Street, New Cross
Application for Discharge of Condition - Planning Permission Reference: 125681/FO/2019

Please find enclosed an application for the discharge of Conditions 3, 4 and 7 attached to Planning Permission ref: 125681/FO/2019 granted 23 Apr 2021.

The Planning Permission relates to the erection of a 12 storey residential building on the Site bound by Thompson Street to the north east, Oldham Road to the south, Bendix Street to the south west and a building occupied by Turning Point to the north west.

The Applicant is Mulbury Homes (Central) Ltd.

For clarity, the description of development for proposals are as follows:

“Erection of a ground plus 12-storey residential building (Use Class C3) comprising 161 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)) (160sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings.”

Table 1 below confirms the documents submitted in support of this application for the discharge of Conditions 3, 4 and 7.

Table 1: Conditions 3, 4 and 7 Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 3</u>	A Local Benefit Proposal document, which details overall employment targets set, has been prepared by Mulbury, is submitted with this application.
a) Prior to the commencement of the development, other than demolition and enabling works, details of a Local Benefit	

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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. i. In this condition a Local Benefit Proposal means a document which includes: ii. the measures proposed to recruit local people including apprenticeships iii. mechanisms for the implementation and delivery of the Local Benefit Proposal iv. measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives	This information is submitted to partially discharge Condition 3 in relation to the pre-commencement elements contained in part 3a.
<u>Condition 4</u> Notwithstanding the details submitted on the Drainage report prepared by Scott Hughes stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) the development shall not commence, other than demolition and enabling works, until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: • Consideration of alternative green SuDs solution if practicable; • Details of surface water attenuation that offers a reduction in surface water run off rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment i.e at least a 50% reduction in run off rate	A Report setting out the surface water drainage proposals has been prepared by Ridge (titled Report to Discharge Proposed Drainage Related Planning Condition), which addresses the requirements of the condition. The building covers the whole site and therefore there is no scope to use green SuDS. The external areas are all Manchester City Council adopted footpaths so they will be drained into the highway as per the existing scenario. Due to the existing services beneath the footway, tree pits are not suitable. The existing site is brownfield and in the redevelopment scenario there is a 50% reduction on existing flow rates, which meets the requirements of the Manchester City Council's Level 2 Hybrid Strategic Flood Risk Assessment.

compared to the existing rates, as the site is located within a critical drainage area. • 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 designed 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. (b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.	This information is submitted to discharge Condition 4 in full.
<u>Condition 7</u> Prior to the commencement of the development, other than demolition and enabling works, a detailed construction management plan outlining working practices during construction shall be submitted to and approved in writing by the local planning	A Construction Management Plan has been prepared by GMI Construction, the appointed contractor and is submitted with this application. This details the procedures, sequencing and construction methodology anticipated by the project team engaged in the planning, liaison,

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; • Consultation with local residents; • 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 demolition and enabling works shall be carried out in accordance with the approved construction management plan.	and construction of Bendix Street, as the next phase on the New Cross development. The plan outlines proposals on traffic and environmental measures to be adopted during construction and provides supplementary information to the Environmental Statement on construction related issues. This information is submitted to fully discharge Condition 7.
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Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form for the discharge of condition; and,
- Documents listed in Table 1.

The fee of £116.00 + £25 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-10363844.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0113 2921 119) or Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely

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