

22 July 2021

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitterealestate.co.uk

Direct phone: 0161 455 6512
johcooper@deloitte.co.uk

F.A.O Jen Atkinson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

Goulden Street, New Cross
Application for Discharge of Condition - Planning Permission Reference: 125678/FO/2019

Please find enclosed an application for the discharge of Conditions 3, 5, 6 and 7 attached to Planning Permission ref: 125678/FO/2019 granted 18 December 2020.

The Planning Permission relates to the erection of an 8 storey residential building on the Site bound by Bendix Street to the north east, Chadderton Street to the South East, Goulden Street to the south west and Cross Keys Street to the north west.

The Applicant is Mulbury Homes (Goulden Street) Ltd.

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

“Erection of 8-storey residential building (Use Class C3) comprising 73 residential units, with ground floor commercial use (Classes A1, A2, A3, B1 and D1 (excluding Places of Worship)) (205 sqm); alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated works.”

Table 1 below confirms the documents submitted in support of this application for the discharge of Conditions 3, 5, 6 and 7.

Table 1: Conditions 3, 5, 6 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

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a) Prior to the commencement of the development, other than demolition and enabling works, 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. 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	been prepared by Mulbury, is submitted with this application. This information is submitted to partially discharge Condition 3 in relation to the pre-commencement elements contained in part 3a.
<u>Condition 5</u> a) Notwithstanding the Phase 1 Geo-Environmental site assessment prepared by E3p stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) before the development hereby approved commences, other than demolition and enabling works, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority: – Submission of site investigation proposals;	A Phase 2 Site Investigation and Remediation Strategy, and a Remediation and Enabling Works Strategy has been prepared by E3P, the appointed ground conditions consultant for the development, which addresses the requirements of the condition. This information is submitted to partially discharge Condition 5 in relation to the pre-commencement elements.

– Submission of an updated final risk assessment; – Submission of a remediation strategy (if required). Once approved, the development shall then be carried out in accordance with the approved details. (b) When the development commences, other than demolition and enabling works, 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 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 shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.	
<u>Condition 6</u> Prior to the commencement of 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 authority, which for the avoidance of doubt should include; • Display of an emergency contact number; • Details of Wheel Washing; • Dust suppression measures;	A Construction Management Plan has been prepared by Mulbury, which addresses the requirements of the condition. This information is submitted to discharge Condition 6 in full.

• 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.	
<u>Condition 7</u> No development groundworks shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the City Council, as Local Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: i. archaeological Building Survey (level 3) ii. archaeological evaluation through targeted trial trenching iii. dependent on the above, targeted open area excavation and recording (subject to a separate WSI) 2. A programme for post investigation assessment to include: – production of a final report on the results of the investigations and their significance.	A Written Scheme of Investigation (WSI) has been prepared by Salford Archaeology in accordance with the requirements of this condition. The WSI has been agreed with Greater Manchester Archaeological Advisory Service through pre-application discussions. This information is submitted to discharge Condition 7 in full.

3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	
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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-09957056.

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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