



Paul Butler Associates

Planning, Development & Heritage Consultants

28 May 2021

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

FAO Lucy Harrison

Ljr01/21.1562/tf

Dear Mrs Roscoe

Location: Plot G Slate Wharf, Blantyre Street, Manchester
Proposal: Erection of a four storey building to form 24 residential apartments (Use Class C3) with associated hard and soft landscaping and ancillary development thereto
Application: 113617/FO/2016

On behalf of our client Prestbury Estates Limited, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'.

As part of this application we are applying to discharge conditions 5 and 10 attached to planning permission 113617/FO/2016. We are eager to progress the discharge of these conditions as soon as possible to enable works to start on site.

The numbered conditions of planning permission 113617/FO/2016 for which discharge is sought and the information being submitted, is set out under the headings below.

Condition 5: Programme of Archaeological Works in accordance with WSI

No development shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI), prepared by the appointed archaeological contractor. The WSI shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following:

(a) A phased programme and methodology of site investigation and recording to include: - targeted field evaluation trenching - (depending upon the evaluation results) a strip map and record exercise - targeted open area excavation

(b) A programme for post investigation assessment to include:
- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

(c) Provision for publication and dissemination of the analysis and report on the site investigation.

(d) Provision for archive deposition of the report, finds and records of the site investigation.

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(e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 16, Paragraph 199 of the National Planning Policy Framework

Response

Please find attached a Written Scheme of Investigation for Archaeological Works (May 2021) prepared by Archaeological Research Services to enable the pre-commencement part of this condition to be discharged. Also attached is correspondence with the Greater Manchester Archaeological Advisory Service confirming acceptance of the WSI.

Condition 10: Investigation Boreholes

Piling / investigation boreholes / ground source heating and cooling systems using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure a safe form of development which poses no unacceptable risk of pollution, pursuant to policies DM1 and EN18 of the Core Strategy.

Response

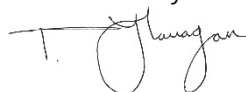
Consent is required to undertake 5 no. 100mm diameter boreholes to c. 3m-5m bgl as part of the site investigation works. The boreholes will be undertaken using dynamic sampling methodology with no water or any other substances being added during the drilling works. Soil samples will be obtained in 50mm – 90mm wide plastic tubes and taken off-site. The holes will then be backfilled with any remaining arisings or clean building sand and gravel. Attached is the proposed exploratory hole location plan for reference. As well as undertaking the 5 No. boreholes, 3 No. ground gas monitoring wells will be installed in 3 No. of the boreholes.

Also attached is the Risk Assessment and Method Statement (RAMS) which confirms how IGE Consulting proposes to safely carry out the ground investigation works.

The planning application fee will be paid by the applicant on submission of the application.

We trust that the information submitted will enable the discharge of the above conditions. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely



Tom Flanagan MTCP MRTPI
Director

Cc Simon Kimble, Prestbury Estates Limited