26 July 2021
Delivered via the Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
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Ref: PACM3000

Dear Angela

DISCHARGE OF PLANNING CONDITION 8A AND 21 PURSUANT TO PLANNING PERMISSION 127317/FO/2020, LAND AT NO.2 HEYROD STREET, MANCHESTER, M1 2WW

On behalf our client, Packaged Living (Freof V Heyrod) LLP ('the applicant'), an application to discharge Conditions 8a and 21 pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-10067075).

This application comprises the following information:

- Completed application forms
- This covering letter
- Condition 8a (Ground Conditions)
  - External Phase 2 Ground Investigation Report, prepared by Curtins (ref. Condition 8a Phase 2 Ground Investigation 075424-CUR-00-XX-RP-GE-002).
  - Remediation Strategy, prepared by Curtins (ref. Condition 8a Remediation Strategy 075424-CUR-00-XX-RP-GE-003)
- Condition 21 (Piling)
  - Piling Risk Assessment, prepared by Curtins (ref. Condition 21 Piling Risk Assessment 075424-CUR-00-XX-RP-GE-004)

The requisite fee of £116.00 has been paid via the Planning Portal.

BACKGROUND

Full planning permission was granted for application ref. 127317/FO/2020 on 9 February 2021 for the land at No. 2 Heyrod Street, Manchester for the following development:

> *Erection of a part 25 part 21, part 14, part 7 storey building for 352apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use ClassC3) with ground floor commercial space within 4 units (494m2) for Class A1 (Shop), A2(Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking*

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Establishment), A5 (Hot Food Take Away), B1 (Office) and D1-D2 uses, ancillary indoor and outdoor amenity space (including 1st and 21st floor external areas) carparking for 20 vehicles, cycle parking and associated hard and soft landscaping works, following demolition of existing buildings.

This permission relates to the redevelopment of land at No. 2 Heyrod Street, which comprises Plot D 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, as well as a significant component of a bespoke joint public realm scheme with other developments within the PSE SRF area.

The permission is subject to a number of planning conditions. A number of applications have been submitted to Manchester City Council (MCC) seeking to discharge the relevant pre-demolition and pre-commencement conditions (ref. CDN/21/0242; CDN/21/0379; CDN/21/0522). These applications are currently in the process of being determined.

This application seeks to discharge Conditions 8a and Condition 21. The submission of this application, in combination with the aforementioned submitted discharge of condition applications, will mean that all the pre-commencement conditions attached to the original permission (ref. 127317/FO/2020) will be in the process of being determined, and upon approval will allow for the commencement of construction works on-site.

DISCHARGE OF CONDITIONS

Condition 8a: Ground Contamination

Part A of Condition 8 requires the submission of a Preliminary Risk Assessment ('PRA') prior to the commencement of any development. In the event of the PRA identifying risks that require further investigation, a Site Investigation Proposal ('SIP') and subsequently a Site Investigation Report and / or Remediation Strategy will be required. 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 with the agreed Remediation Strategy and the submission of a Completion/Verification Report.

A PRA, as required by part i of Condition 8a, has already been submitted as part of the approved full planning permission. The PRA recommended that an intrusive ground investigation should be undertaken. Subsequently, a discharge of condition application (ref. CDN/21/0242) was submitted to satisfy the requirements of part ii of

Condition 8a, which required the submission of a SIP. Whilst this application is yet to be formally determined, it is understood that the submitted SIP is acceptable.

The enclosed Phase 2 Ground Investigation Report (ref. Condition 8a Phase 2 Ground Investigation 075424-CUR-00-XX-RP-GE-002) and Remediation Strategy (ref. Condition 8a Remediation Strategy 075424-CUR-00-XX-RP-GE-003) build upon the submitted PRA and SIP, and seeks to discharge part iii of Condition 8a. Approval of this application, alongside the previously submitted application (ref. CDN/21/0242), will allow for the full discharge of Condition 8a.

The enclosed Phase 2 Ground Investigation Report (ref. Condition 8a Phase 2 Ground Investigation 075424-CUR-00-XX-RP-GE-002) considers the geo-environmental risks associated with the site, including soil and groundwater contamination and ground gas risk, concluding that:

- There is a **low** ground contamination risk to site end users
- There is a **moderate / low** ground contamination risk identified to construction workers, from soils and dust from inhalation and ingestion
- There is a **low** controlled groundwater risk and **very low** controlled surface water 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:

- An Asbestos management plan to be implemented during construction works
- Construction workers are recommended to be provided with appropriate PPE and sanitary facilities
- CS-2 Gas Protection Measures to be installed in the development
- Should unexpected contamination be observed during construction advice should be obtained from a Geo-environmental Engineer
- Additional post-demolition geotechnical investigation required to inform pile designs.

The recommendations of the Phase 2 Ground Investigation Report are built upon within the enclosed Remediation Strategy (ref. Condition 8a Remediation Strategy 075424-CUR-00-XX-RP-GE-003), 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. The PRA was submitted and approved as part of the original application which therefore meets the requirements of part i of Condition 8a, whilst the submitted discharge of application ref. CDN/21/0242 seeks to discharge part ii of Condition 8a. Upon approval of this application and the previously submitted discharge of condition application (ref. CDN/21/0242), Condition 8a can be fully discharged.

Condition 21: Piling

Condition 21 states that piling shall not be permitted on site without the submission of information which demonstrates that there is no resultant unacceptable risk to groundwater. The condition wording is as follows:

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

The enclosed Piling Risk Assessment (ref. Condition 21 Piling Risk Assessment 075424-CUR-00-XX-RP-GE-004) provides an overview of the site's ground and groundwater conditions and considers the potential risks associated with the adoption of Continuous Flight Auger or rotary bored piles to groundwater. The Piling Risk Assessment concludes that there is a low risk to contamination of groundwater, provided that the following risk management measures are implemented:

- The speed of auger rotation must to be matched with downward force to avoid driving soils down
- Cement content of the concrete will need to be closely monitored so that this in itself does not 'bleed' into groundwater
- Suitable sulphate resistant concrete should be used for all substructures to remain in contact with Made Ground soils meeting a DS-2 DS class and AC-2 ACEC class in accordance with BRE Special Digest 1:2005 Concrete in Aggressive Ground guidance

The risk management measures and other guidance within the Piling Risk Assessment will be complied with throughout the development. On this basis, it is considered that the submitted Piling Risk Assessment is sufficient to discharge Condition 21.

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 Conditions 8a and 21 pursuant to planning permission 127317/FO/2020. However, should you require any further information, please do contact my colleague Amy Longmore (amy.longmore@turley.co.uk) or me.

Yours sincerely

Daniel Ramsay
Assistant Planner

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