

26 May 2022

FAO Jennifer Atkinson
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Arundel Street

Discharge of Condition Application for Conditions 3a, 4, 5a, 6a, 7 and 8a on LPA Ref: 123261/FO/2019

Please find enclosed an application for the discharge of Conditions 3a, 4, 5a, 6a, 7 and 8a attached to Planning Permission 123261/FO/2019 granted 23 August 2019. This Permission relates to land bounded by Arundel Street, Ellesmere Street, The A57 (M) Inner Ring Road (Mancunian Way) And Worsley Street Manchester. The Applicant is Logik Developments (Arundel Street) Ltd.

For clarity, the description of development for proposals as written on the original Decision Notice is as follows:

“Erection of a part 8 and 9 storey building located on Arundel Street and Worsley Street, a part 11 and 23-storey residential building located on the Mancunian Way and refurbishment and conversion of the existing DOT Building to form 355 residential apartments in total (Use Class C3a) together with commercial uses (Use Classes A1, A2, B1, D1 and D2) along with associated car parking, cycle parking, access, landscaping and other associated works”

The Applicant is looking to start on site and begin the first phases of construction. Therefore, they are looking to discharge the pre-commencement conditions associated with the planning permission. These have been listed in the table situated on the following page.

Table 1: Conditions 3a, 4, 5a, 6, 7 and 8 Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 3a</u> Prior to the commencement of the development, 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. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives	In order to provide the details requested by Condition 3a, SISK has prepared a Construction Phase Community Employment Plan (dated May 2022). This provides sufficient details in regard to demonstrate the Applicant's commitment to the recruitment of local labour including the creation of apprenticeships. In total, the Applicant is committed to hiring 5 FTEs during the construction period from the local labour force. This includes the creation of 3 apprenticeships and 2 work placements for young people seeking to gain employment and advance their skills and experience. See the report for further details of employment. This information listed above is considered sufficient to discharge Condition 3 in relation to Part a.
<u>Condition 4</u> No development shall take place for a phase of development 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 should be submitted to and approved in writing by the local planning authority. A phase of 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 investigation and recording to include:	In order to provide the details requested by Condition 4, Salford Archaeology have prepared a Written Scheme of Investigation (dated May 2022) and Correspondence from GMAAS (dated 22 May 2022). The provides sufficient details to demonstrate that the development site has been fully investigated for potential in archaeological assets in accordance with the approved methodology as set out in the WSI. The WSI proposes an initial programme of archaeological evaluation by trial trenching and a level 3 building survey, followed by the production of a combined evaluation and building survey report and archive. The results of the evaluation will be used to inform any potential requirement for further

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- A historic building survey (Historic England Level 3) - Archaeological evaluation through trial trenching - informed by the above, more detailed targeted excavation and historic research (subject of a new WSI) (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) Dissemination of the results commensurate with their significance, including provision for interpretation panels and a booklet. (d) Provision for archive deposition of the report and records of the site investigation. (e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	mitigation. The evaluation will comprise the excavation of four trenches. This information listed above is sufficient to fully discharge Condition 4.
<u>Condition 5a</u> Notwithstanding the details submitted on the 27 September 2018, (a) the development shall not commence until a scheme for the drainage of surface water shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: - Maximise use of green SuDS in design, e.g. green roof - Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates,	In order to provide the details requested by Condition 5a, Curtins have prepared a Surface Water Drainage Scheme (dated May 2022). This provides sufficient details to outline the strategy for mitigating the flood risk through the implementation of measures which have been outlined in the report. The proposed drainage system consists of a separate foul and surface water network. Use of SuDS has therefore been assessed and the current strategy proposes the use of permeable paving externally, which is currently assumed to consist of a 300mm stone layer providing 30% void for attenuation. The permeable paving is currently included in the drainage strategy model. The proposals also indicate that a

Condition Wording	Submission Document(s)
as the site is located within Conurbation Core 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 designated 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.	roof garden is to be incorporated on building 1, and this would provide additional sustainable benefit. However, this element has not been included in the drainage calculations at this stage until final construction details are available A copy of the original Detailed Drainage Strategy (dated March 2019) is also included for completeness. This information listed above is sufficient to discharge Condition 5 in relation to Part a.
<u>Condition 6a</u> 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	In order to provide the details requested by Condition 6a, Ian Farmer have prepared a Cover Letter (dated May 2022) noting a Preliminary Risk Assessment (dated October 2017) and Ground Investigation Proposal (dated March 2019) were previously

Condition Wording	Submission Document(s)
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). 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 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.	submitted and have been re-submitted to discharge the condition. The Cover Letter confirms that the PRA identified risks that required further investigation. Therefore a site investigation was undertaken which has been included in the Ground Investigation Report. This report concluded that remediation of the site was not required with respect to contamination of soils and therefore a remediation strategy is not proposed neither a verification report. The report also determined that ground gas protection measures consistent with a low risk gas regime should be incorporated into the final design. This information listed above is sufficient to discharge Condition 6 in relation to Part a.
<u>Condition 7</u> Prior to the commencement of the 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 should include; • Display of an emergency contact number; • Details of Wheel Washing; • Dust suppression measures; • Compound locations where relevant; • Location, removal and recycling of waste; • Routing strategy and swept path analysis; • Consultation with local residents for the duration of the construction period; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles.	In order to provide the details requested by Condition 7, SISK have prepared a Construction Management Plan (dated May 2022). This provides sufficient details to outline the working practices during the construction period, mitigating any potential impacts and risk to local amenity. This information listed above is sufficient to fully discharge Condition 7.

Condition Wording	Submission Document(s)
Each phase of development shall be carried out in accordance with the approved construction management plan.	
<u>Condition 8a</u> Prior to the commencement of development, (a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, the programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations (including the DOT building), drawings to illustrate details of full sized sample panels that will be produced. The panel to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management	In order to provide the details requested by Condition 8a, SimpsonHaugh have prepared an External Materials Samples Programme (dated May 2022) This provides sufficient details to identify all external materials to be used as part of the proposed development and their specifications. This information listed above is sufficient to discharge Condition 8 in relation to Part a.

1 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,
- Construction Phase Community Employment Plan prepared by Sisk
- Written Scheme of Investigation prepared by Salford Archaeology
- Correspondence from GMAAS
- Surface Water Drainage Scheme prepared by Curtins
- Detailed Drainage Strategy prepared by Curtins
- Cover Letter prepared by Ian Farmer
- Preliminary Risk Assessment prepared by Ian Farmer

- Ground Investigation Proposal prepared by Ian Farmer
- Construction and Environmental Management Plan prepared by Recom
- External Materials Sample Programme prepared by Simpsonhaugh

The fee of £116.00 + £32.20 service charge has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-11268762.

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 Rachel Brown (rachebrown@deloitte.co.uk / +44 161 455 6306) or Cameron Radford (+44 161 455 6768 / cameronradford@deloitte.co.uk).

Yours sincerely



John Cooper
Deloitte LLP