

15 July 2021

Delivered by via Planning Portal

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Ref: UNIM3022

Dear Jennifer

**APPLICATION TO DISCHARGE CONDITIONS 3A, 4, 5A AND 6 PURSUANT TO PLANNING PERMISSION LPA
REF: 124472/FO/2019 - KINCARDINE COURT, MANCHESTER**

On behalf of our client, Unite Students ('the applicant'), please find enclosed an application to discharge pre-commencement conditions 3a, 4, 5a and 6 attached to the aforementioned planning permission. The application is made via the Planning Portal (**ref: PP-09994370**) and the requisite application fee of £116 has been paid electronically.

Manchester City Council ('MCC') granted full planning permission on 06 December 2019 for the:

'Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal, modification and reconfiguration of existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank'

Since approval of the application, the application has undertaken a review of the approved scheme and has identified a requirement to make some changes to the mix and format of accommodation proposed to ensure the scheme can adequately meet market demand. Approval of the amendments proposed is being sought by way of a non-material amendment application made under Section 96a of the Town and Country Planning Act 1990 (as amended). This application has been submitted to MCC for determination.

In tandem with this application, the applicant wishes to secure the discharge of pre-commencement conditions to allow for the implementation of the main works of the approved development can commence in October 2021. A series of site enabling works are proposed to commence in advance of this. The information below gives due consideration to pre-commencement conditions 3a, 4, 5a, and 6.

Table 1 overleaf lists the documents submitted and identifies the conditions they seek to discharge.

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Table 1: Submission Information

Condition No.	Information Submitted	Document Reference
3a	Unite Kincardine Court Extension Local Benefit / Social Value Proposal, prepared by Bowmer and Kirkland	n/a
4	Drainage & SuDs Strategy	072071-CUR-00-XX-RP-C-92002 Rev V01
5a	Ground Investigation Report, prepared by Curtins	072071-CUR-00-XX-RP-GE-001
6	Construction Environmental Management Plan, prepared by Bowmer and Kirkland	Rev A

Condition 3 states:

a) 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**
- (iv) achieving the objective of recruiting and supporting local labour objectives**

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Response

This application seeks to discharge part 'A' of the condition (as detailed above).

The Unite Kincardine Court Extension Local Benefit / Social Value Proposal, prepared by Bowmer and Kirkland identifies the commitment to creating a social value plan; setting project-specific KPIs and monitoring progress; understanding community needs and collaborating with the Council and local community groups to address these; employing local and spending local; and using a social value calculator (TOMs) to quantify social value (in £).

The plan demonstrates that Bowmer and Kirkland's social value themes are local business growth, employment and skills, community engagement and environmental improvement. It confirms that Bowmer and Kirkland endeavour to meet the following targets in the delivering the Kincardine Court development:

- 40% of the workforce will come from within Greater Manchester, including 20% from the City of Manchester
- 4 apprentices will be engaged on the project, either as sustained apprentices or new start opportunities as a result of the project
- All relevant job opportunities arising from the project will be advertised locally via Manchester City Council's Work and Skills Team

In addition to this, it identifies the person responsible for implementation and delivery of the social value plan. Likewise, a TOMs (Themes Outcomes and Measures) tool to track the social value progress of this project against its 38 measures addressing Economic, Social and Environmental issues and to capture the social value contribution (in £).

To plan confirms that a TOMs progress report to Manchester City Council on a quarterly basis. The site will be registered with the Considerate Constructors Scheme to ensure compliance with industry standards and work towards best practice, all monitored by independent industry experts. The project will aim to achieve a 40 overall score and a 9 Community score before completion.

It is considered that the informations submitted is sufficient to secure the discharge of Part A of the condition. Part B of the Condition will be subject to a further discharge of conditions application at the appropriate time.

Condition 4 states:

Notwithstanding the detailed flood risk and drainage strategy prepared (ref. 072071-CUR-00-XX-RE-92001-V03) stamped as received by the City Council, as Local Planning Authority, on the 7 August 2019, (a) the development shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- maximise use of green SuDs in design;
- details of surface water attenuation that offers a reduction in surface water runoff to 5 l/s;
- 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. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes needs to be presented with the 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 development shall then be constructed in accordance with the approved details, within an agreed timescale.

Response

The Drainage & SuDs Strategy (ref: 072071-CUR-00-XX-RP-C-92002 Rev V01) prepared by Curtins presents the drainage strategy in connection with the proposed development.

The strategy provides an overview of existing drainage, watercourse and waterbodies of relevance to the proposed development. It confirms that separate foul and surface water drainage systems are proposed and provides details for each.

For the surface water drainage, the strategy gives due consideration to the discharge of surface water runoff by sustainable methods. It concludes that: discharge via infiltration is not feasible given the constraints created by the location of the building, Public Sewer and Public Highway; discharge to identified watercourses would not be feasible due to distance from the site; and, that no dedicated surface water public sewer is in the vicinity of the sites and connection is therefore not viable. The strategy identified that connection to the identified combined public sewer system is a viable solution.

It confirms that drainage strategy has therefore been designed to reduce the discharge from the site to a maximum of 5 l/s for all storm events. It also identifies that the system has been designed to not flood during the 100-year event, with 40% climate change allowance.

Appendix E provides the proposed drainage strategy drawing, details of the overland flood plan, drainage details including flow control and results of the proposed drainage calculations.

In addition to this, an overview of the operation and maintenance for the drainage features included with the drainage strategy in relation to typical details is incorporated.

It is considered that the informations submitted is sufficient to secure the discharge of the condition.

Condition 5 states:

Notwithstanding the phase 1 preliminary risk assessment prepared (ref. 072071-CUR-00-XX-RP-GE-001 REV V03) stamped as received by the City Council, as Local Planning Authority, on the 7 August,

(a) before the development hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- **Submission of site investigation proposals;**
- **Submission of a site investigation and risk assessment report;**
- **Remediation strategy.**

Once approved, the development shall then be carried out in accordance with the approved details.

(b) When the development commences, 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.

Response

This application seeks to discharge part 'A' of the condition (as detailed above).

The application is supported by the submission of a Ground Investigation Report, prepared by Curtins (ref: 072071-CUR-00-XX-RP-GE-001) that provides a factual account of intrusive fieldworks carried out onsite. This fieldworks comprised:

- Two dynamic sampling boreholes to bedrock, one dynamic sampling to bedrock with rotary cored follow on and eight hand dug foundation pits undertaken on 17 and 18th February 2020
- Ground gas and groundwater monitoring standpipes were installed within the three dynamic sampling boreholes (BH101-BH103). Selected soil samples were subjected to laboratory analysis. Six ground gas monitoring visits were undertaken between 27th February and 24th June 2020.

The full scope of ground investigation works and laboratory testing undertaken is detailed in Sections 3 and 4 respectively.

Section 5 of the report provides a comprehensive summary of encountered ground conditions. It confirms that no potential visual or olfactory contamination was observed during the intrusive investigation works.

Section 7 includes the assessment of the potential contamination, solid, liquid and gas, identified on the subject site which may present a risk to the proposed end-users, associated utilities and the wider environment. It confirms that there were no exceedances noted within any of the Made Ground tested, nor was any asbestos containing materials (ACMs) identified during the investigation works.

Section 9, paragraph 9.1 provides a summary of significant pollutant linkages which notes that the risk to maintenance and construction workers from direct contact and dermal uptake, soil and dust ingestion, dust and migration inhalation is considered to be Low, accounting for appropriate PPE and environmental management controls. It also confirms that a Low risk rating is identified to end-users from direct contact, inhalation and ingestion of contaminants within Made Ground soils. It is also identified that there is a Low Risk to the end-users of the site from ground gas arising from made ground and natural soils migrating into buildings and subsequent inhalation by on-site employees.

Therefore it is concluded that there is no need for remediation. Should ground contamination, groundwater contamination and/or ground gas, not previously identified, be 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 is submitted to and approved in writing by the City Council as local planning authority as per the requirement of the condition.

It is considered that the informations submitted is sufficient to secure the discharge of Part A of the condition. Part B of the Condition will be subject to a further discharge of conditions application at the appropriate time.

Condition 6 states:

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;
- Consultation with local residents;
- Compound locations where relevant;
- 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 development shall be carried out in accordance with the approved construction management plan.

Response

The enclosed Construction Environmental Management Plan (CEMP) prepared by Bowmer and Kirkland (Ref: Rev A) is submitted in respect of Condition 6 and provides detailed method statements of construction and a programme of works. The CEMP address the criteria of the condition in full and sets out the environmental measures that will be adopted during the construction of the Project to prevent or minimise the potential environmental effects associated with construction activities.

The CEMP provides details of standard working and delivery hours, project duration, designated logistics routes, a vehicle parking strategy, the storage of plant and materials, site security and hoarding, as well as details of proposed waste management.

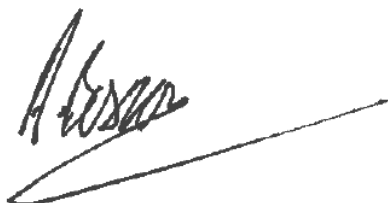
The CEMP will be adhered to throughout construction. If during construction, temporary or permanent amendments to details approved within the CEMP are needed, details will be submitted to Manchester City Council for approval.

It is considered that the information submitted is sufficient to secure the discharge of the condition.

Conclusion

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 3a, 4, 5a and 6 pursuant to planning permission **LPA Ref: 124472/FO/2019**. However should you require any further information, please do contact me.

Yours sincerely



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