

19 May 2022

FAO Anthony Mitchell
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester M60 2LA

Dear Anthony,

**CityLabs 4.0, Hathersage Road - Application for Discharge of Conditions 6a (UXO), 8 (Invasive Species), 9 (Surface Water Drainage), 16a and 16b (Ground Conditions) and 35 (Foundation Works Risk Assessment)
Planning Permission Reference: 125592/FO/2019**

Please find enclosed an application for the discharge of Conditions 6a (UXO), 8 (Invasive Species), 9 (Surface Water Drainage), 16a and 16b (Ground Conditions), and 35 (Foundation Works Risk Assessment), attached to Planning Permission Reference: 125592/FO/2019. This Planning Permission relates to the new seven storey CityLabs 4.0 development, which is located on Hathersage Road and part of the CityLabs cluster within the Manchester Oxford Road Corridor area. The Applicant is Bruntwood SciTech.

Condition Discharge

The following section details the conditions to be discharged and the information to be submitted in respect of each condition.

Condition 6a – UXO Risk Management

The wording of Condition 6a as set out in Planning Permission reference: 125592/FO/2019 is as follows:

“No development shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. Development shall be carried out fully in accordance with the approved UXO risk management and mitigation programme / plan.”

To support the discharge of Condition 6a, an Unexploded Ordnance Risk Assessment has been prepared by 1st Line Defence and is submitted in support of this application. This Report concludes that there is a medium risk of WWII unexploded ordnance within the east section of the Site, and a low risk to the west of the Site.

The Report recommends that a UXO Risk Management Plan is prepared and site-specific UXO awareness briefings are provided to all personnel on site. During open intrusive works to the medium risk areas, a UXO specialist should be on site to provide specialist support. It also recommends intrusive magnetometer surveys are undertaken down to maximum bomb penetration depth.

In summary, the Unexploded Ordnance Survey provides sufficient information to discharge Condition 6;(part a) only.

Condition 8 – Invasive Species

The wording of Condition 8 as set out in Planning Permission reference: 125592/FO/2019 is as follows:

“Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Japanese Knotweed and Himalayan balsam on site. The measures shall be carried out strictly in accordance with the approved scheme.”

To support the application to discharge Condition 8, please find enclosed the Invasive Non-Species Protocol document, prepared by Bruntwood SciTech. This document has been prepared to combine various method statements from Licensed Invasive Species Consultant and Contractor, Japanese Knotweed Solutions Ltd (JKSL), in relation to the containment, control and removal of the invasive species Japanese Knotweed and Himalayan Balsam. The individual documents are appended to the Protocol document.

In summary, the works contained in the protocol will contain, control and remove the invasive species on the Site, and provides sufficient information to fully discharge Condition 8.

Condition 9 – Surface Water Drainage

The wording of Condition 9 as set out in Planning Permission reference: 125592/FO/2019 is as follows:

“No development shall take place until a scheme for surface water drainage works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards.

The scheme shall seek to and include:

- *Maximise use of green SuDS in design;*
- *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, as the site is located within Critical Drainage Area;*
- *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 (where possible).*

The development shall be constructed in accordance with the approved details within an agreed timescale.

To support the application to fully discharge Condition 9, please find enclosed the Flood Risk Assessment and Drainage Strategy, dated 4 May 2022 and produced by Arup. This Strategy contains details in relation to site topography, existing drainage, existing run-off rates, drainage proposals, a sustainable urban drainage assessments and flood risk from various sources.

The Drainage Strategy provides an assessment of SuDS and finds that there is limited opportunity to feature SuDS in the proposal due to constraints associated with the Site. Additionally, the area has low permeability, so it is not possible to discharge to the ground. It is, however, acknowledged that the Site is located within Flood Zone 1 and is therefore at a low risk of fluvial flooding. There is also a very low risk of surface water flooding and river and sea flooding.

United Utilities have agreed to a 10 l/s run-off rate for the Site into their drainage network that runs past the north and south of the Site. The Drainage Strategy demonstrates that this run-off rate can be achieved. Drainage calculations and an assessment of overland flow routes are provided as part of the Strategy.

The Strategy confirms that the foul water system will discharge into the private sewer which runs along the southern border of the Site.

In summary, the Flood Risk Assessment and Drainage Strategy, dated 4 May 2022, is considered to address the requirements of Condition 9, which we request is fully discharged.

Condition 16a – Ground Conditions (Preliminary Risk Assessment)

The wording of Condition 16a as set out in Planning Permission reference: 125592/FO/2019 is as follows:

“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).”

To support the application to discharge Condition 16a, please find enclosed a Geotechnical and Geo-environmental Desk Study Report prepared by Arup. The report describes the site, summarises the site history and anticipated ground conditions and likely consequences for the Proposed Development. The Report recommends intrusive ground investigation to provide information to inform geotechnical and geo-environmental assessment of the Site.

In summary, the Geotechnical and Geo-environmental Desk Study Report provides sufficient information required to discharge Condition 16;(part a) only.

Condition 16b – Ground Investigation (Site Investigation Proposal)

The wording of Condition 16b as set out in Planning Permission reference: 125592/FO/2019 is as follows:

“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.”

To support the discharge of Condition 16b, a Ground Investigation Report has been prepared by Arup, dated 13 April 2022. The Report summarises the findings from the investigations which included boreholes (cable percussion with rotary follow on) and mechanical trial pitting, with associated in situ and geotechnical and geochemical testing.

It concludes that ground conditions were found to comprise a relatively thin (average 1.6m thick) and generally granular layer of made ground. Walls and structures with residual voids were encountered within the made ground deposits, and borehole installations indicate the presence of some localised perched groundwater. The Site Investigation Proposal Report also provides a Remediation Strategy for the proposed works, which includes the reuse of materials onsite during the development to minimise offsite disposal. If excavated material cannot be reused on site, the Report recommends the validation of soils through a validation report.

It is considered the Ground Investigation Report provides sufficient information to discharge Condition 16;(part b) only.

Condition 35 – Piling

The wording of Condition 35 as set out in Planning Permission reference: 125592/FO/2019 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.”

To support the discharge of Condition 35, a Foundations Works Risk Assessment has been prepared by Arup. This details the piling method and its associated risk for adverse environmental impacts, which is considered low. The Assessment details the mitigation measures, which include the use of high-quality PPE when workers are in direct contact with soil arising during piling works, and the use of the correct classification of concrete.

It is considered the Foundations Works Risk Assessment provides sufficient information to fully discharge Condition 35.

The Submission

The documents set out in Table 1 are submitted through the Planning Portal (ref: PP-11152888) in support of application.

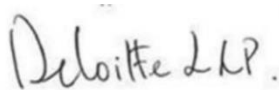
Table 1 – Summary of Application and Supporting Documents

Condition Number	Information submitted
Covering Letter	Prepared by Deloitte LLP
Application Form	Prepared by Deloitte LLP
Condition 6a	Unexploded Ordnance Risk Assessment, produced by 1 st Line Defence
Condition 8	Invasive Non-Native Species Protocol, produced by Bruntwood SciTech
Condition 9	Flood Risk Assessment and Drainage Strategy, produced by Arup
Condition 16a	Geotechnical & Geo-environmental Desk Study Report, produced by Arup
Condition 16b	Ground Investigation Report, produced by Arup
Condition 35	Foundation Works Risk Assessment, produced by Arup

The application fee of £148.20 has been paid to Manchester City Council via the Planning Portal, in addition to the requisite administrative fee from the Planning Portal.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please do not hesitate to contact Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084) or Ollie Eyre (odeyre@deloitte.co.uk / 020 7303 4102)

Yours sincerely



Deloitte LLP