

05 February 2021

Delivered by via Planning Portal

David Lawless  
Manchester City Council  
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Ref: VINM3004

Dear David

**APPLICATION TO DISCHARGE CONDITION 4A, 5, AND 9 PURSUANT TO APPLICATION REF 117847/FO/2017 TIERED CAR PARK, THE CHRISTIE NHS FOUNDATION TRUST, WITHINGTON**

On behalf of VINCI Construction UK Limited ('VINCI'), the contractor appointed by the Christie NHS Foundation Trust I am pleased to enclose an application to discharge conditions 4a, 5, and 9 attached to the aforementioned planning permission. The application is made via the planning portal (**ref: PP-09498882**) and the requisite application fee of £116 has been paid electronically.

Manchester City Council (MCC) approved the above application on 19 June 2019. VINCI now wishes to satisfy the pre-commencement conditions attached to the permission to facilitate the commencement of development.

**Table 1** below lists the documents submitted and identifies which conditions they seek to discharge

**Table 1: Submission Information**

| Condition No. | Information Submitted                                                | Document Reference            |
|---------------|----------------------------------------------------------------------|-------------------------------|
| 4(a)          | Geo-Environmental Factual and Interpretative Report, prepared by WYG | A114954                       |
|               | Remediation Strategy, prepared by GRM                                | P9324 2020-03                 |
| 5             | Drainage Strategy Report Part 1 of 2, prepared by AJP                | CCP-AJP-ZZ-XX-RP-C-3010       |
|               | Drainage Strategy Report Part 2 of 2, prepared by AJP                |                               |
|               | Below Ground Drainage Typical Drainage Details 1 of 2                | CCP AJP ZZ 00 DR C – 3011 P01 |
|               | Below Ground Drainage Typical Drainage Details - Sheet 2 of 2        | CCP AJP ZZ 00 DR C – 3012 P01 |
|               | Below Ground Drainage Flow Control Chamber & Typical Catchpit Detail | CCP AJP ZZ 00 DR C – 3013 P01 |

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|   |                                                                                    |                               |
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|   | Below Ground Drainage Attenuation Tank Details                                     | CCP AJP ZZ 00 DR C – 3014 P01 |
|   | Below Ground Drainage Exceedance Flow Paths                                        | CCP AJP ZZ 00 DR C – 3015 P01 |
| 9 | A Construction Environmental Management Plan prepared by VINCI Construction UK Ltd | Revision 1<br>February 2021   |

## CONDITION 4 STATES:

***“a) 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).***

***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.***

***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.***

***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”.***

## Application Response

This application seeks to discharge part ‘a’ of the condition (as detailed above). The application is supported by the submission of Geo-Environmental Factual and Interpretative Report, prepared by WYG (ref: A114954) and Remediation Strategy, prepared by GRM (ref: P9324).

The report prepared by WYG identifies a summary of the findings of the DeskTop Study undertaken by ARUP in October 2017 (at the time of submission of the application). The report provides information and an understanding of the geo-environmental and geotechnical / land stability conditions beneath the site to refine the Preliminary Risk Assessment (PRA) prepared by ARUP. The ground investigation works undertaken by WYG during the preparation of the report are detail in Section 5 of the report.

An assessment of ground conditions is set out in the remainder of the report. Section 9 confirms that no specific new sources of contamination were identified during the investigation works. The report identifies that contamination risks presented include a single contamination hotspot of elevated Lead concentration at BH107. No other significant off-site potential hazard sources are present.

As a source of contamination has been identified, the Remediation Strategy prepared by GRM establishes the remediation and validation process to be followed to ensure that development of the site does not pose a risk to human health and controlled water in compliance with the condition.

The strategy confirms that a Remediation Validation Completion Report will be prepared confirming that the remedial strategy has been implemented appropriately. This will be submitted to MCC as Local Planning Authority at a later date to satisfy the requirement of 'part b' of the condition and ensure full discharge.

## **CONDITION 5 STATES:**

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

## **Application Response**

The Drainage Strategy Report prepared by AJP presents the surface water and foul water drainage strategies in connection with the construction of the development and is accompanied by a suite of detailed drainage drawings.

It is confirmed that as a result of Building Regulations Part-H and groundwater restrictions, only infiltration drainage via porous surface, across the proposed car park areas is considered to be a viable option for the discharge of surface water, this is to be confirmed via BRE365 compliant soakaway tests in the areas of the proposed porous paving. The only other practical solution for the discharge of surface water is to the public sewer. As such, the report confirms that for areas of the site where infiltration is not suitable surface water will drain to the public sewer via a connection to the existing private drainage network.

The strategy confirms that the surface water discharge of the site is to be restricted to the discharge rate of 53.6L/s, during the 100 year plus 40% climate change design storm, to comply with LLFA requirements. The surcharged runoff is to be stored using a below ground cellular attenuation tank and the proposed surface water drainage network itself. The network is to prevent any flooding for all rainfall events up to and including the 1 in 100 year + 40% climate change rainfall event.

## **CONDITION 9 STATES:**

*"Prior to the commencement of the development hereby approved or any phase thereof a Construction Environmental Management Plan must be submitted to and be approved by the City Council as local planning authority and thereafter implemented in accordance with those approved details. The Construction Environmental Management Plan must show how the main construction effects of the development are to be minimised, with include detailed mitigation measure such as:*

- 1. the designated route for construction and delivery vehicles*
- 2. the parking of vehicles of site operatives and visitors;*
- 3. loading and unloading of plant and materials;*
- 4. storage of plant and materials used in constructing the development;*
- 5. construction and demolition methods to be used; including the use of cranes*
- 6. the erection and maintenance of security hoarding and details of any lighting scheme proposed;*

*7. measures to control the emission of dust and dirt during construction and;*

*8. a scheme for recycling/disposing of waste resulting from demolition and construction works.”*

**Application Response:**

The enclosed Construction Environmental Management Plan (CEMP) prepared by Vinci Construction UK Ltd (Ref: Revision 1 February 2021) is submitted in respect of Condition 9 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.

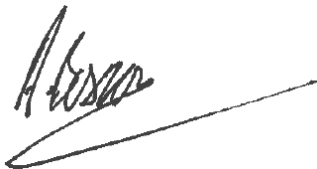
The CEMP provides detail of the standard hours of work, the designated vehicle routes, and a vehicle parking strategy, the storage of plant and materials, details of the method of construction and construction programme and sequencing, site hoarding and lighting, as well as details of the proposed waste 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.

**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 4a, 5 and 9 pursuant to planning permission 117847/FO/2017. However should you require any further information, please do contact me.

Yours sincerely



Adam Buxton  
**Planner**

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