

24 March 2021

Delivered via Planning Portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Ref: PACM3000

Dear Angela

DISCHARGE OF PLANNING CONDITION 4, 8(A), 9, 11, AND 22(A) 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 4, 8(a), 9, 11 and 22(a) pursuant to the above planning permission at No. 2 Heyrod Street, Manchester has been submitted via the Planning Portal (ref: PP-09651297).

This application comprises the following information:

- Completed application forms
- This covering letter
- Condition 4
 - Demolition Method Statement, produced by JRL Group (ref. Demolition Management Plan The Castings 22032021)
- Condition 8(a)
 - Preliminary Risk Assessment, produced by Curtins Consulting Ltd (ref. 075424-CUR-00-XX-RP-GE-001 P02)
 - Site Investigation Proposal, produced by Curtins Consulting Ltd (ref. 075424-CUR-00-XX-CO-GE-00001-V01)
 - Proposed Exploratory Hole Location Plan, produced by Curtins Consulting (ref. 075424-CUR-00-XX-DR-GE-80001-P04)
- Condition 9
 - Written Scheme of Investigation, produced by Nexus Heritage (ref. 3523_R01a_Archaeology_Eval_WSI_FINAL_15_03_21)
- Condition 11
 - Programme for Submission of Final Detail of Public Realm and Highway Works, produced by re-form landscape architecture (ref. 0799-RFM-XX-00-RP-L-0003-01 Condition 11)
- Condition 22(a)
 - Local Benefits Proposal, produced by Midgard Ltd (ref. Local Benefits Plan The Castings 22032021)

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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 352 apartments comprising 39 Studios, 77x 1 bed, 227 x 2 bed and 9 x 3 bed (Use Class C3) with ground floor commercial space within 4 units (494m²) for Class A1 (Shop), A2 (Financial and Professional Services) A3 (Café and Restaurant), A4 (Drinking 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. This application seeks to discharge a number of pre-demolition and pre-commencement conditions to facilitate the commencement of demolition and construction works on-site.

DISCHARGE OF CONDITIONS

Condition 4: Demolition Method Statement

Condition 4 relates to the submission of a Demolition Method Statement prior to any demolition works taking place, stating:

The demolition of the existing buildings on the site shall not commence unless and until a Demolition Method Statement including the boundary treatment to the site during and following demolition has been submitted to and approved in writing by the City Council as Local Planning Authority.

The approved Method Statement shall be adhered to throughout the Demolition period.

For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.

The enclosed Demolition Method Statement (DMS) (ref. Demolition Management Plan The Castings 22032021) describes the method of demolition for the existing structures at the development site. The main purpose of the DMS is to ensure the project is undertaken in an environmentally responsible manner and to current industry best practice and standards. It also seeks to ensure works are carried out with minimal disturbance to neighbouring properties, highways and members of the public by setting out a methodology within which the demolition works will be carried out.

The DMS outlines the proposed pre-demolition works and site setup, before detailing the demolition sequence and slab/foundation removal. The DMS also provides detailed information regarding site waste and water management, the health and safety measures to be undertaken and vehicular access. Specific reference is also made to the perimeter hoardings which form the boundary treatment. It is considered that the works are proposed

to be taken in a responsible manner with minimal impact on neighbouring properties or stakeholders. The submitted DMS meets the requirements set out within Condition 4.

Condition 8(a): Preliminary Risk Assessment

Part A of Condition 8 requires the submission of a Preliminary Risk Assessment prior to the commencement of any development. 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. For the avoidance of any doubt, this application is only seeking to discharge part A(ii) of Condition 8.

The Preliminary Risk Assessment (ref. 075424-CUR-00-XX-RP-GE-001 P02), as per part i of Condition 8(a), has already been submitted as part of the approved full planning permission. This previously submitted Preliminary Risk Assessment is enclosed for reference. The Preliminary Risk Assessment recommended that an intrusive ground investigation should be undertaken.

The enclosed Site Investigation Proposal (ref. 075424-CUR-00-XX-CO-GE-00001-V01) and the Proposed Exploratory Hole Location Plan (ref. 075424-CUR-00-XX-DR-GE-80001-P04) are provided as per the recommendation within the Preliminary Risk Assessment. The Site Investigation Proposal outlines the proposed scheme of ground investigation of the site. This involves an initial series of pre-demolition investigations, which are to be completed in two phases due to access restrictions across the site. This information is considered satisfactory to discharge part ii of Condition 8(a).

Subject to approval, the measures for investigating the site will be undertaken in accordance with the Site Investigation Proposal. A final report outlining what measures, if any, are required to remediate the land, shall be submitted to the Council prior to the commencement of development as per part iii of Condition 8(a) in order to provide the outstanding information required to fully discharge Condition 8(a).

Condition 9: Archaeological Works Programme

Condition 9 requires the submission of a Written Scheme of Investigation and the subsequent implementation of a programme of archaeological works prior to the commencement of any demolition, development or development-related groundworks, stating:

No demolition, development or development-related groundworks shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

- 1. A phased programme and methodology of investigation and recording to include:
 - i) archaeological evaluation trenching, possibly leading to*
 - ii) area excavation**
- 2. A programme for post investigation assessment to include:
 - i) post-fieldwork analysis of the evaluation and excavation records and finds*
 - ii) production of a final report on the fieldwork including a statement on the significance of the below-ground archaeological interest.**
- 3. Deposition of the final report with the Greater Manchester Historic Environment Record.*
- 4. Dissemination of the results of the archaeological investigations commensurate with their significance.*
- 5. Provision for archive deposition of the report and records of the site investigation.*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*

The enclosed Written Scheme of Investigation (WSI) (ref. 3523_R01a_Archaeology_Eval_WSI_FINAL_15_03_21), provides the methodology of investigation (and recording) for archaeological works at the site, as well as a programme for post-investigation assessment which will result in the production of a detailed report on the results of fieldwork undertaken. The requirements outlined within the condition are considered to be met within the report. Prior to the submission of this application, the applicant's archaeologist has agreed the proposed approach within the WSI with Ben Dyson at Greater Manchester Archaeological Advisory Service (GMAAS), specifically in regard to the aims and details of a trial trenching strategy.

Subject to approval, the archaeological works, including evaluation trenching, will be undertaken in accordance with enclosed WSI. The final post investigation report will be deposited with the Greater Manchester Historic Environment Record as per the requirements of Condition 9. The report will also be provided to MCC prior to the commencement of development.

Condition 11: Public Realm Programme

Condition 11 requires a programme for the submission of details related to the public realm works and highway works prior to the commencement of development, stating:

Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered Level 00 GA 0799-RFM-XX-00-DR-L-0012, Levels 01 & 21 GA 0799-RFM-XX-00-DR-L-0015 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a) Details of

(a) all hard (to include use of natural stone or other high quality materials) and

(b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird

boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;

(c) Details to demonstrate and agree the scope of tree planting within the site perimeter (Longacre Street) including the carrying out of trial pits to demonstrate feasibility;

(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(e) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(f) Details of planting within external communal terraces (Levels 1 and 21);

(g) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(h) Street lighting around the site (which includes for consideration of older and disabled people);

(i) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within the PSE SRF Area with Piccadilly Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);

(j) A management strategy for the external amenity areas including hours during which these areas would be open to residents;

(k) A building cleaning schedule;

(l) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of motor cycle parking; provision of clear routes to ensure unrestricted access for all; and

(m) Details of how the terrace at level 21 would be monitored and managed once occupied to ensure the safety of users in periods of excessively high winds or how any potential impact would be mitigated through the inclusion of design features.

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including AgeFriendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

The details shall then be submitted and / or carried out in accordance with the approved programme and approved details.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or

becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

The enclosed Programme for Submission of Final Detail of Public Realm and Highway Works (ref. 0799-RFM-XX-00-RP-L-0003-01 Condition 11) outlines the programme for the submission of final detail of public realm and highway works, individually addressing each item raised within Condition 11. The programme notes that on-site works following demolition are due to start in Q3 of 2021, and thus targets submission of the first tranche of additional detail in Q1 of 2022. It is considered that the enclosed programme meets the requirements of Condition 11.

Condition 22(a): Local Benefit Proposal

Part A of Condition 22 requires the submission of a Local Benefit Proposal prior to the commencement of any development, which states:

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.*

Part B of Condition 22 requires a report which outlines the outcomes of the Local Benefit Proposal to be submitted within one month prior to construction works being completed. For the avoidance of any doubt, this application is only seeking to discharge part A of Condition 22.

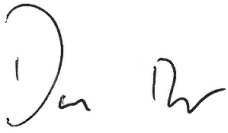
The enclosed Local Benefits Proposal (ref. Local Benefits Plan The Castings 22032021), outlines the measures that will be undertaken to recruit local people (including apprenticeships). The Local Benefits Proposal shows that Midgard, as contractors, will directly employ staff and operatives, and therefore have greater control over recruitment and retaining staff. Additionally, as a significant part of the construction process will use a traditional building approach (rather than off-site works), this will allow for the use of local labour for the internal fit-out and façade trades. North West-based subcontractors will use locally sourced material suppliers and local labour will be prioritised, where practical.

The responsibility of the implementation of the Employment and Skills Plan, and subsequently the Local Benefits Proposals, will fall to the Project Manager and will be measured using a metric which plots the trade work undertaken and the subsequent location of the subcontractor (with locations split using a tiered system).

It is considered that the enclosed Local Benefits Statement meets the requirements of Condition 22(a).

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 4, 8(a), 9, 11 and 22(a) 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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