

1 April 2021

Delivered via Planning Portal

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

Ref: FORM3006

Dear Angela

**DISCHARGE OF PLANNING CONDITIONS 9 AND 38 PURSUANT TO PLANNING PERMISSION REF. 122000/FO/2018:
VICTORIA HOUSE, GREAT ANCOATS STREET, MANCHESTER, M4 7AB**

On behalf our client, Forshaw Land & Property Group Ltd and Salboy Ltd ('the applicant'), I am pleased to enclose an application to discharge Conditions 9 (Archaeology) and 38 (Unexploded Ordinance) pursuant to the above planning permission at Victoria House, Great Ancoats Street, Manchester. This application has been submitted via the Planning Portal (ref: PP-09659342).

This application comprises the following information:

- Completed application forms
- This covering letter
- Condition 9:
 - Written Scheme of Investigation for an Archaeological Evaluation produced by Salford Archaeology (ref. Victoria House Ancoats Archaeological Evaluation WSI Rev 3_comb)
 - Archaeological Evaluation Risk Assessment Method Statement produced by Salford Archaeology (ref. Victoria House Ancoats Manchester Archaeological Evaluation RAMS V2)
- Condition 38(a):
 - Unexploded Ordinance Risk Assessment produced by 1st Line Defence (ref. DA7333a-00 Detailed UXO Risk Assessment)

The requisite application fee of £116 has been paid via the Planning Portal.

BACKGROUND

Full planning permission was granted by Manchester City Council ('MCC') on 26 August 2020 for the redevelopment of Victoria House, including the demolition of the existing building and the construction of residential apartments with ground floor commercial space (ref. 122000/FO/2018) ("Victoria House Planning Permission"). The full wording of the approved development is as follows:

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Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177 apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings

This permission relates to the redevelopment Victoria House, which comprises Plot E 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.

The permission is subject to a number of planning conditions. This application seeks to discharge Conditions 9 and 38(a) which are required prior to the commencement of demolition works on-site and prior to the commencement of any development on site, respectively. It is however noted, that demolition works may not commence until Condition 4, relating to a Demolition Method Statement, and Condition 33(a) relating to updated bat surveys, are also discharged.

DISCHARGE OF CONDITION

Condition 9 – Archaeology

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 or development 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:

No development, soft-strip or demolition 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 secured and undertaken in accordance with a Written Scheme of Investigation (WSI), prepared by an appointed archaeological contractor, submitted to and approved in writing by Manchester Planning Authority. Once the WSI has been approved demolition and clearance to current ground level can proceed. The WSI will then be implemented and completed by the same archaeological contractor ahead of any commencement of development groundworks. The WSI shall cover the following:

- 1. A phased programme and methodology of investigation and recording which may include:

 - i) Archaeological evaluation trenching*
 - ii) Targeted open area excavation**
- 2. A programme for post investigation assessment to include:

 - production of a final report on the results of the investigations and their significance.**
- 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. Victoria House Ancoats Archaeological Evaluation WSI Rev 3_comb) and associated Risk Assessment Method Statement (ref. Victoria House Ancoats Manchester Archaeological Evaluation RAMS V2), 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 reports submitted. It has been confirmed that the approach taken within the WSI has been agreed with Greater Manchester Archaeological Advisory Service (GMAAS).

Condition 38(a): Unexploded Ordnance

Part A of Condition 38 requires a risk management plan for unexploded ordnance prior to the commencement of development, stating:

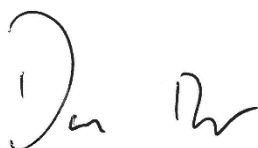
No development, hereby approved, shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. Development shall be carried out fully in accordance with the approved UXO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

Part B of Condition 38 requires the implementation of the risk management plan and mitigation completion verification report prior to the occupation of the development. Part C of Condition 38 outlines that if high-risk unexploded ordnance is found which has not been previously identified, no further works will take place until a revised and/or additional unexploded ordnance risk management and mitigation plan is submitted. Part C of Condition 38 is considered to be a 'compliance' condition, up until the point unexpected unexploded ordnance is found, and therefore does not need to be formally discharged unless this criteria is met. As such, and for the avoidance of any doubt, this application is only seeking to discharge part A of Condition 38.

The enclosed UXO Risk Management and Mitigation Proposal (ref. DA7333a-00 Detailed UXO Risk Assessment) outlines that the site is considered to be of medium risk from items of German aerial delivered UXO and negligible risk from Allied UXO across the site. It is therefore recommended that as a minimum precaution, all personnel working on the site should be briefed on the basic identification of UXO and what to do in the event of encountering a suspect item. Additionally, for Shallow Intrusive Works / Open Excavations an Unexploded Ordnance Specialist Presence is recommended to be on site to support the works, monitoring for any potential unexploded ordnance and providing awareness briefings to on-site staff, amongst other measures. In the event of works related to boreholes or piling, it is recommended that 1st Line Defence deploy a range of intrusive magnetometer techniques to clear pile locations, where relevant.

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 9 and 38(a) pursuant to planning permission 122000/FO/2018. 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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