

5th March 2021

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitterealestate.co.uk

Direct phone: 0161 455 6512
johcooper@deloitte.co.uk

F.A.O Jen Atkinson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

Oldham Road, New Cross
Application for Discharge of Condition - Planning Permission Reference: 125686/FO/2019

Please find enclosed an application for the discharge of Conditions 3, 4, 5, and 6 attached to Planning Permission ref: 125686/FO/2019 granted 18 December 2020.

The Planning Permission relates to the erection of a 12-storey residential building on the Site bound by Oldham Road, Marshall Street, Chadderton Street and Addington Street

The Applicant is Mulbury Homes (Oldham Road) Ltd.

For clarity, the description of development for proposals are as follows:

“Erection of a 12-storey residential building (Use Class C3) comprising 144 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and /or D1 (excluding Places of Worship)) (144 sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings.”

Table 1 below confirms the documents submitted in support of this application for the discharge of Conditions 3, 4, 5, and 6.

Table 1: Conditions 3, 4, 5, and 6 Submission Documents

Condition Wording	Submission Document(s)
<u>Condition 3</u> No demolition or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be	As demolition will be taking place in March, Penny Anderson Associates, the appointed ecologist for the development, will be undertaking an inspection to look for any signs of active nests. If no nests are found, site works will begin within 48 hours of the Ecologist's

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

Condition Wording	Submission Document(s)
absent, or, a method statement for the removal works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.	inspection, to minimise the risk of new nests being made on site. Please note, as no bird nests were previously found during the Ecologist's survey, it is considered that there is no requirement for a method statement up front. However, if a bird nest is found all works will stop, and a Method Statement in relation to protecting any nests would then be prepared by the Ecologist and submitted to MCC. Any recommendations it sets out will be undertaken prior to works recommencing. This information is submitted to discharge Condition 3 in full.
<u>Condition 4</u> a) Prior to the commencement of the development, other than demolition and enabling works, 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	An Employment and Skills Plan, which details overall employment targets set, has been prepared by GMI Construction, the appointed contractor and is submitted with this application. It notes the site team will manage and monitor targets to ensure it is reported in a timely and accurate manner to the Local Authority on a regular basis. This information is submitted to partially discharge Condition 4 in relation to the pre-commencement elements.

Condition Wording	Submission Document(s)
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.	
Condition 5 Notwithstanding the details submitted on the Drainage report prepared by Scott Hughes stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) the development shall not commence, other than demolition and enabling works, until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: Consideration of alternative green SuDs solution if practicable; - Details of surface water attenuation that offers a reduction in surface water run off rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment i.e at least a 50% reduction in run off rate compared to the existing rates, as the site is located within a critical drainage area. - Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume	A Report to Discharge Proposed Drainage Related Planning Condition has been prepared by Ridge, the appointed engineers for the development, which addresses the requirements of the condition. A report to address the requirements of this condition has been prepared by Ridge, the appointed engineers for the development (document ref: OLD-RDG-00-ZZ-RP-C-0002). The report sets out that the building covers the whole site and therefore there is no scope to use infiltration SuDS to reduce volumes. The existing site is brownfield and in the redevelopment scenario there is a 50% reduction on existing flow rates, which meets the requirements of the Manchester City Council's Level 2 Hybrid Strategic Flood Risk Assessment. Therefore, it is not achievable to reduce the volume of runoff any further. This information is submitted to discharge Condition 5 in full.

Condition Wording	Submission Document(s)
from the development site prior to redevelopment. - Evidence that the drainage system has been designed (unless an area is designed 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. (b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.	
<u>Condition 6</u> Notwithstanding the Phase 1 Geo-Environmental site assessment prepared by E3P stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, (a) before the development hereby approved commences, other than demolition and enabling works, the following information	A Phase 2 Site Investigation and Remediation Strategy, and a Remediation and Enabling Works Strategy has been prepared by E3P, the appointed ground conditions consultant for the development, which addresses the requirements of the condition. This information is submitted to partially discharge Condition 6 in relation to the pre-commencement elements.

Condition Wording	Submission Document(s)
shall be submitted for approval in writing by the City Council, as Local Planning Authority: - -Submission of site investigation proposals; - Submission of an updated final risk assessment; - Submission of a remediation strategy (if required). Once approved, the development shall then be carried out in accordance with the approved details. (b) When the development commences, other than demolition and enabling works, 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.	

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form for the discharge of condition; and,
- Documents listed in Table 1.

The fee of £116.00 + £25 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-09581335.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Ellen Sanderson-Clark (esandersonclark@deloitte.co.uk / 0113 2921 119).

Yours sincerely

Deloitte LLP.

Deloitte LLP