



Robert Griffin
Principal Planner
Development Management South
Planning, Licensing and Building Control
Growth and Development Directorate
Manchester City Council
PO Box 532
Manchester
M60 2LA

Matthew Dawber
E: MDawber@savills.com
DL: +44 (0) 161 602 8249

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 236 8644
savills.com

Dear Rob

Application for the discharge of pre-commencement planning conditions (4, 5a, 6, and 7) for Planning Permission Reference 126669/FO/2020 at Land Bound By Old Mill Street & Great Ancoats Street, Manchester, M4 6EE

Savills is instructed by Waterside Places Ltd to submit an application for approval of details reserved by condition in relation to Land Bound By Old Mill Street & Great Ancoats Street, Manchester, M4 6EE under application reference 126669/FO/2020. This submission is made pursuant to Regulation 27 of the Town and Country Planning (Development Management Procedure) Order.

Waterside Places Ltd was the original applicant for the full planning application and are seeking to discharge the conditions required in order to ensure an expedient start on site.

The original permission is presently subject to a Section 73 application (reference 128850/JO/2020) seeking to make minor material amendments to approved plans. Should the conditions that are the subject of this application be discharged before that Section 73 application is determined the condition wording on the new decision notice should acknowledge the information submitted and approved. As such the conditions become compliance conditions in accordance with the approved information.

It is with this in mind that I enclose information in order to discharge prior to commencement planning conditions. For clarity these are conditions 4, 5a, 6 and 7.

4. Flood Risk and Drainage

Notwithstanding the flood risk and drainage strategy prepared by Hydrock stamped as received by the City Council, as Local Planning Authority, on the 6th April 2020:

(a) The installation of any drainage for the site shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- 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. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. 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 calculations of the proposed drainage system for the entire network;*



- Construction details of flow control and SuDS elements

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

Documents Submitted

Document Title	Produced By	Reference	Revision	Date
126669/FO/2020 - Planning Condition 4 - Surface Water Drainage	Hydrock	10042-HYD-XX-XX- TN-D-0001	P02	18 November 2020

The enclosed Technical Design Note produced by Hydrock in relation to Surface Water Drainage has been produced in accordance with the principles established in the Flood Risk Assessment produced by that same party to inform the original planning application.

However, the Technical Design Note adds greater detail in terms of prevention of flooding in the event of a 1 in 100 year event, overland flow routes, and hydraulic calculations. The note also provides plans and drawings setting out the construction details of flow control and SuDS elements.

It is therefore requested that Condition 4 is discharged based on the information provided.

5a. Local Benefit Proposal

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*

Documents Submitted

Document Title	Produced By	Reference	Revision	Date
Proposal and Reporting Template Local Labour - CONSTRUCTION PHASE	Morgan Sindall	N/A	N/A	4 December 2020

A Local Benefit Proposal has been produced by the contractors Morgan Sindall and is enclosed with this application. The proposal has been produced based on guidance and good practice provided by Manchester City Council.

While Condition 5b cannot be discharged at this time as it relates to implementation of measures outlined in the Local Benefit Proposal. However, the information provided by Morgan Sindall at this juncture is of an appropriate level to discharge condition 5a.

6. Construction Management Plan

Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as local planning authority, which for the avoidance of doubt should include:

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust Management Plan;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy, vehicular access point, vehicular activity associated with construction and swept path analysis; and,
- Parking of construction vehicles and staff.
- A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The development shall be carried out in accordance with the approved construction management plan.

Documents Submitted

Document Title	Produced By	Reference	Revision	Date
Construction Management Plan	Morgan Sindall	N/A	Rev 3	16 December 2020

A Construction Management Plan has been produced by the contractor, Morgan Sindall. Morgan Sindall have extensive experience of construction at this scale and therefore the Management Plan submitted is rooted in this.

The Plan details measures to respond to all 8 of the points stated in the text for condition 6 as well as providing additional details on programme and working hours.

The information provided it therefore considered to be more than sufficient to ensure that Condition 6 can be discharged.

7a. Ground Conditions

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.

Documents Submitted

Document Title	Produced By	Reference	Revision	Date
Ground Condition Desk Study	Hydrock	IW4-HYD-XX-XX-RP-GE-0001_Desk_Study	P02	30 April 2020
Technical Design Note - Investigation of PAH, Arsenic and Lead Impacted Soils	Hydrock	10042-HYD-XX-XX-RP-GE-0003	S2_P1	12 June 2020

Ground Investigation Report	Hydrock	10042-HYD-XX-XX-RP-GE-0002	P03	12 June 2020
Remediation Strategy	Hydrock	IW4-HYD-XX-XX-RP-GE-0004	P02	3 November 2020
Piling Risk Assessment	Hydrock	IW4-HYD-XX-XX-RP-GE-0005	P02	3 November 2020

The documents detailed above which have been produced in line with submission materials to inform the original planning application meet the evidence requirements set out clearly in condition 5a.

In addition to this the strategies provided in relation to remediation and piling use this information in order to inform site works.

As such, the information provided is sufficient to allow condition 7a to be discharged.

Summary and Conclusion

I trust that this letter and the enclosures referred to therein are sufficient to fully discharge conditions 4, 5a, 6, and 7a of planning consent reference 126669/FO/2020 and therefore allow for commencement of works on site.

Waterside Places Ltd are committed to realising the development of the site as soon as possible in order to complete the regeneration of Islington Wharf and will continue to work with Manchester City Council towards this joint goal.

Should you require any additional information please do not hesitate to contact me using the details above.

Yours sincerely



Matthew Dawber
Associate Planner