

11 December 2020

Delivered by email

Anthony Mitchell
Planning and Building Control
Manchester City Council
Level 6, Town Hall Extension
St Peter's Square
Manchester
M2 5HD

Ref: GARM3004

Dear Tony

DISCHARGE OF PLANNING CONDITIONS 6 (PART), 8 (PART), 9, 10 AND 11 PURSUANT TO PLANNING APPROVAL 125799/FO/2019 | MANCHESTER METROPOLITAN UNIVERSITY, SCIENCE AND ENGINEERING PROJECT: PHASE 1 – JOHN DALTON WEST / JOHN DALTON TOWER, CHESTER STREET, MANCHESTER

On behalf of Manchester Metropolitan University ("the University"), I am pleased to enclose an application to discharge Conditions 6 (Part a), 8 (Part a), 9, 10 and 11 pursuant to the above referenced planning permission for a new Science and Engineering Building within the University campus. The approved development comprises the first phase of the University's Science and Engineering project, which will transform the John Dalton building complex over the next few years.

The application is submitted directly to Manchester City Council (MCC) via email, and comprises electronic copies of the following documents:

- Completed application forms
- This covering letter
- Condition 6: Interim Remediation Strategy (ref. 069656-CUR-00-XX-RP-GE-003), prepared by Curtins
- Condition 8: Local Benefit / Social Value Proposal (dated November 2020), prepared by B&K
- Conditions 9 & 10: Materials Sample Planning Approval Programme/Tracker, prepared by B&K
- Condition 11: Construction Phase Air Quality Plan (dated October 2020), prepared by B&K

The requisite application fee of £116.00 will be paid directly to MCC by the University by BACS (payment ref. 'MMU Science & Engineering Conditions').

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Background

As you are aware, full planning permission for a new Science and Engineering building on the site currently occupied by the John Dalton West building was granted by MCC in March 2020 (LPA ref. 125799/FO/2019). The new building extends to 7 storeys and will provide improved teaching spaces, study areas and catering facilities, and will physically connect to the John Dalton Tower in order to facilitate closer working practices between the functions contained within that building and those proposed to be placed within the new building. The building will allow the Faculty of Science and Engineering to build upon world-class research in a variety of fields, grow international student numbers and increase its Research and Knowledge Exchange activity and income.

An application to discharge conditions 3, 4, 5 and 7 pursuant to planning permission 125799/FO/2019 was submitted in October 2020 and is currently pending determination (LPA ref. CDN/20/0668).

The University wishes to commence demolition works in January 2021, with new build works to commence in mid-February. Completion of the new Science and Engineering building is currently anticipated in 2023. The University has appointed Bowmer & Kirkland Ltd (B&K) as main contractor for the project, including demolition works.

Condition 6: Remediation Strategy

Condition 6 states:

"a) Before the development hereby approved commences (except for demolition and clearance to current ground level), a report prepared outlining what measures, if any, are required to remediate the land (post demolition Site Investigation Report and Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase commences (except for demolition and clearance to the current ground level), 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 in each phase 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".

The enclosed Interim Remediation Strategy sets out three proposed remedial actions to be implemented as part of the proposed development, including the management of asbestos-contaminated soils; minimum 300mm clean capping with underlying geotextile/break layer and 150mm clean topsoil; and the use of suitable water supply pipes which are not impacted by soil contamination. This application seeks to partly discharge the condition in so far as part a. A verification/completion report will be submitted following the completion of all remediation works, as required by part b.

Condition 8: Local Benefit Proposal

Condition 8 states:

"(a) 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*

(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”.

The enclosed Local Benefit / Social Value Proposal, prepared by B&K, sets out the proposed approach to local labour and establishes a target of sourcing 50% of the workforce from within Greater Manchester, including 25% from the City of Manchester. Furthermore, a target of 16 no. local apprentices will be engaged on the project alongside local advertisement of employment opportunities, 20 no. days of engagement activities with local education establishments and three local community/fundraising events. B&K intend to provide quarterly progress reports to MCC, which adopt the ‘Themes, Outcomes and Measures’ approach considering economic, social and environmental impacts, and capture the social value contribution.

This application seeks to discharge part (a) of the condition. A final report, setting out the outcomes of the Local Benefit Proposal, will be submitted in order to discharge part (b) of the condition within one month of project completion.

Condition 9: External Facing Materials Sample Programme

Condition 9 states:

“Notwithstanding Condition 2, prior to the commencement of development, (except for demolition and clearance to the current ground level and remediation) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council, as local planning authority. Samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, final perforation patterns, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details”.

A programme for the issue of samples and specifications of all materials to be used on all external elevations of the development has been prepared by B&K and is submitted alongside this application pursuant to the requirements of Condition 9. All samples and specifications will subsequently be issued to MCC in accordance with the enclosed Materials Sample Planning Approval Programme/Tracker.

Condition 10: Public Realm and Landscaping Works Sample Programme

Condition 10 states:

“Prior to the commencement of development (except for demolition and clearance to the current ground level and remediation) a programme for the submission of final details, including where relevant samples and jointing details of all public realm and landscaping works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- (a) Details of the proposed hard landscape materials;*

- (b) *Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building*
- (c) *Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;*
- (d) *Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and native tree and shrub planting and soft landscaping;*
- (e) *Details of the proposed street furniture including seating, bins and lighting;*
- (f) *Details of any external steps and handrails;*
- (g) *A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;*

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

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”.

A programme for the issue of samples and specifications of all landscaping materials has been prepared by B&K and is submitted alongside this application pursuant to the requirements of Condition 10. All samples and specifications will subsequently be issued to MCC in accordance with the enclosed Materials Sample Planning Approval Programme/Tracker.

Condition 11: Air Quality Mitigation

Condition 11 states:

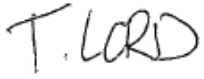
“Prior to commencement of the development detailed mitigation measures to safeguard local air quality for the construction, design and operational phases shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation”.

The enclosed Construction Phase Air Quality Plan (dated October 2020), prepared by B&K, sets out the methodology for dust management and monitoring associated with construction activities, including the installation of a dust suppression mobile water bowser during demolition and excavation works; provision of a windsack to indicate wind conditions and direction; and use of dust covers over material stockpiles. The temporary nature of the construction phase air quality impacts are considered to be not significant.

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 6 (Part a), 8 (Part a), 9, 10 and 11 pursuant to planning permission 125799/FO/2019. However, should you require anything further or wish to discuss, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "T. LORD". The letters are slightly slanted and connected in a casual, professional style.

Thomas Lord
Assistant Planner

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