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20 July 2020

Emily Booth
Planning Department
Manchester City Council
Town Hall
Albert Square
M60 2LA

Dear Emily,

First Street Plot 9 – Application to Discharge Conditions 5, 9(a), and 30 (Planning Application Ref: 125833/FO/2019)

Please find enclosed an application for the discharge of conditions 5, 9(a) and 30 attached to Planning Permission reference: 125833/FO/2019, relating to the erection of an 11 storey office building located off Medlock Street. The planning application was approved on the 15th April 2020, with the following description of development:

"Erection of a basement plus 11-storey building comprising office accommodation (Use Class B1), flexible commercial space (Use Classes A1 (Shops), A2 (Professional and Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), B1 (offices), and D2 (Gymnasium), car parking, cycling parking and associated facilities, landscaping, and associated works."

The Applicant is First Street (Developments) Limited.

Condition Discharge

The following section details the conditions to be discharged and the information to be submitted in respect of each condition:

Condition 5

Condition 5 states:

"Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- A Community Consultation Strategy;

- Display of an emergency contact number;

- Details of Wheel Washing;

- Dust emission suppression measures that shall base the assessment on British Standard 5228 and any other relevant standards;

- Compound locations where relevant;

- Location, removal and recycling of waste;

- Parking of construction vehicles and staff;

- Sheeting over of construction vehicles;

- A dilapidation survey, including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

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

A Construction Management Plan has been prepared by BAM who are the appointed contractor on the Proposed Development. BAM are a highly experienced contractor with a strong reputation for delivering quality schemes. BAM have a track record of delivery within Manchester City Centre, including the No.1 Spinningfields office development.

The CMP addresses the requirements of the condition wording and provides adequate information on how measures will be implemented on site during the construction process. It describes the condition of the carriageway / footway around the site and presents accompanying photographs.

It is considered the sufficient information has been provided to allow the full discharge of this condition.

Condition 9(a)

Condition 9a states:

"Prior to the commencement of the development hereby approved, a Local Labour Proposal shall be submitted and approved in writing by the City Council to demonstrate your general commitment to recruit local labour and deliver other local benefits"

BAM have completed the relevant part of Manchester City Council's Local Labour Agreement template to present their commitment to supporting the Council's local labour agenda during the construction of Plot 9, First Street.

The report is submitted to discharge Part A of Condition 9, to address the pre-commencement element of this condition.

Condition 30

Condition 30 states:

"Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details."

As is typical with projects in the city centre, the Proposed Development will require piling using penetrative methods. Subsequently, a Piling Risk Assessment has been prepared by Cementation Skanska and covers the risks associated with the CFA Bored Pile Retaining Wall and Bearing Piles.

The assessment considers a range of risks involved with piling and how they will be mitigated. There are no risks that cannot be mitigated. In particular, the Risk Assessment considers the potential risk to groundwater which are cited in the condition. Items 16 and 17 of the assessment specifically present mitigation measures to minimise risk to groundwater. Furthermore, the measures presented as a whole combine to create favourable piling conditions which further minimise risk to groundwater.

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Submitted Documents

- Piling Risk Assessment prepared by Cementation Skanska;
- Local Labour Agreement completed by BAM; and,
- Construction Management Plan prepared by BAM.

Summary

Payment will be made to Manchester City Council via the Planning Portal. We would be grateful if you could confirm receipt of the application and payment.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Conditions 5, 9a, and 30 attached to Planning Permission ref: 125833. If you have any queries regarding this submission please do not hesitate to contact me or my colleague Andrew Cowan (0161 455 8298 / acowan@deloitte.co.uk).

Yours sincerely



John Cooper
Deloitte LLP

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