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FAO Jennifer Connor
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

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.deloittereal estate.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

Dear Jennifer

Base, Manchester Science Park - Application for Discharge of Conditions 5, 22 and 31 of Planning Permission Reference: 125018/FO/2019

Please find enclosed an application for the discharge of Conditions 5 (Surface Water Drainage), 22 (Ground Conditions / Gas Monitoring) and 31 (Local Benefit Proposal – End Uses) attached to Planning Permission Reference: 125018/FO/2019. This Planning Permission relates to a new five storey office building at Manchester Science Park, which is located within the Manchester Oxford Road Corridor area. The Applicant is Bruntwood SciTech 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 – Surface Water Drainage

The wording of Condition 5 as set out on Planning Permission Reference: 125018/FO/2019 is as follows:

"No development shall take place until surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, have been submitted to and approved in writing by the Local Planning Authority. The following additional information has to be provided:

- *Consideration of green SuDS solution in a form of blue-green roof, porous pavements, raingardens and tree pits within the proposed landscaped areas;*
- *Details of surface water attenuation that offers a reduction in surface water runoff rate to greenfield runoff rate if new connection into Corn Brook;*
- *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 - Hydraulic calculation of the existing and proposed drainage system;*
- *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*

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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 to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

- *Construction details of flow control and SuDS elements."*

Design information (drawing no. BB-DWC-ZZ-C-DR1010-T5) showing the proposed surface and foul water drainage networks within the Site has been prepared by DW Consulting Engineers LLP and is now submitted for approval by Manchester City Council (MCC). The drawing demonstrates that foul and surface water drainage within the Site will be kept separate. The Flood Risk Assessment prepared by DW Consulting Engineers LLP which was approved as part of the application shows that the Site is not at risk of surface water flooding, and this is now resubmitted to address the fourth item within Condition 5.

An updated Drainage Strategy for the Site has also been prepared by DW Consulting Engineers LLP and is submitted alongside the above drawing for approval by MCC. The Drainage Strategy sets out the consideration of SuDS options for the Site, accompanied by explanatory text which supports the proposed approach.

Foul water will discharge into the existing Adopted combined sewer manhole close to the Site boundary. The existing Adopted combined sewer on site is proposed to be partially 'unadopted' and discussions are ongoing with United Utilities. However, the final Adopted manhole close to the Site boundary is to remain Adopted along with the connection into the main Adopted combined sewer in Greenheys Lane.

The discharge point for the surface water is to be to the culverted Corn Brook, in Greenheys Lane. Surface water will be attenuated in an underground tank, with a small area of surface flooding available to the car park during a 1 in 100 year storm. Surface water discharge from the Site is proposed at a 'Green field' run-off rate of 7 litres / second, as shown in the calculations in Appendix B of the Drainage Strategy. The attenuation will be calculated based upon a 1 in 100-year storm event plus 40% increase to allow for Climate Change.

Based upon the site area of 5,370m² and a 'drained' area of 4,100m², the attenuation provided will be approximately 187m³ for a discharge rate of 7 l/s. The attenuation will comprise a 'crate' system under the landscaping and car park areas; there will also be a small amount of surface level storage available on the car park but this is not considered in the tank sizing. The 'top water' level in the attenuation tank will be kept below the lowest proposed level on site and on the adjacent Greenheys Lane. Microdrainage calculations for the Site and attenuation are also now submitted in support of the Drainage Strategy.

Drawing no. BB-DWC-ZZ-C-DR1010-T5 also shows that the final SW Manhole will be installed with a flow restrictor to limit the maximum flow into the culvert, and drawing no. BB-DWC-ZZ-C-DR103 (which is also now submitted for MCC's approval) shows the construction detail of this flow restrictor as required within item five of Condition 5.

On this basis, we therefore request that Condition 5 is now discharged.

Condition 22 – Ground Conditions / Gas Monitoring

The wording of Condition 22 as set out on Planning Permission Reference: 125018/FO/2019 is as follows:

"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."

A Phase 1 Geoenvironmental Desk Study, Preliminary Phase 2 Risk Assessment, and Remediation Strategy were prepared by NX Consulting and were approved as part of planning permission reference: 125018/FO/2019. The Desk Study found that low level ground contamination was found at shallow depths on the Site, as would be expected for a Site with a much developed history.

The Desk Study identified elevated concentrations of lead within made ground deposits, whilst Chrysotile asbestos was identified within one location. It is considered that these are localised exceedances and can be delineated, excavated and managed accordingly during a phase of remediation and enabling works to minimise risks to future site end users.

The risks presented to controlled water receptors are considered to be low post construction. As a contingency measure and to protect construction workers and future end users from any unidentified contamination, the Desk Study recommends that protective measures are adopted during the proposed ground preparatory works. The Study also recommends a 300mm 'clean cover system' for all new landscaped areas to protect future end users from identified and unidentified contamination.

Gas monitoring identified that no specialist gas protection measures are required. The results from the Study also indicate that no specialist protection measures are required in relation to water supply pipework.

The Desk Study did identify an area of the Site as having Medium Risk for Unexploded Ordnance (from WW2).

As recommended in the Phase 1 GeoEnvironmental Desk Study and Preliminary Phase 2 Assessment, a Remediation Strategy has been prepared by NX Consulting in support of this application, which sets out the following measures of remediation:

- Relict features comprising residential housing footings, cellar floors and former roads present within the subsurface will require screening and crushing prior to replacement and compaction onsite. These features be 'grubbed out' and treated (screening/crushing/segregation and reused (where appropriate) on-site to prevent formation of the piled foundations and services formation.
- Unsuitable materials that cannot be reused on site will be removed from site to a suitably licensed waste management facility. A degree of surface treatment is anticipated within all areas comprising excavation, crushing, screening and/or removal from site.
- Across the majority of the site, contaminants will be isolated beneath buildings and areas of hardstanding. In areas of soft landscaping, to protect end users from isolated concentrations of lead contamination and possible asbestos fibres, a soil cover system (consisting of a minimum 300mm thick layer) is recommended over deposits of made ground. Where gross asbestos contamination has been identified within shallow sub-surface deposits, impacted soils will require delineation, excavation and disposal or suitable management to mitigate against potential contamination.

The Report also recommends that construction workers should take appropriate health and safety measures when dealing with potential asbestos containing soils.

The above information is now resubmitted for consideration by MCC, and we therefore request that Condition 22 is discharged.

Condition 31 – Local Benefit Proposal (End Uses)

The wording of Condition 31 as set out on Planning Permission Reference: 125018/FO/2019 is as follows:

"Three months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), 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 occupation 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.*

Within 6 months of the first occupation of the development, a Local Benefit Proposal 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. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation."

While a Provisional Local Labour Agreement was prepared and submitted in support of the planning application (which detailed principles that the Applicant will expect the appointed contractor to commit to for the recruitment of local labour during the construction phase of the project, including the proportion of staff and sub-contractors from within specified areas of Manchester), further discussions with the MCC Work and Skills Team have determined that the End Uses Local Benefit Proposal identified within Condition 31 is not required, given the type of accommodation which will be provided by the new Base building and the resulting occupiers.

As per our previous correspondence on this matter (we refer to the email dated 22 January 2020 from Deloitte to MCC), this is primarily in relation to the types of businesses which are likely to take space within Base, which are expected to comprise SMEs in the main, who may not have any firm plans for recruitment, and/or who work in highly specialised sectors which may not have a natural workforce to recruit from within the immediate geographical area.

Additionally, from a landlord perspective, the Applicant is simply not able to enforce such a requirement on Customers / Tenants. However, the Applicant is liaising with Manchester Science Park Property Services team to inform ongoing discussions with the MCC Work and Skills Team in relation to recruitment from the local area across the Science Park as a whole.

On this basis, we therefore request that this condition is now discharged.

The Submission

The documents set out in Table 1 overleaf are submitted through the Planning Portal (ref: PP-07052205) as part of the application.

Table 1 – Summary of Application and Supporting Documents

Condition Number	Information submitted
Covering Letter	Prepared by Deloitte LLP.
Application Form	Prepared by Deloitte LLP.
Condition 5	- Flood Risk Assessment prepared by DW Consulting Engineers LLP. - Drainage Strategy prepared by DW Consulting Engineers LLP. - Drawing no. BB-DWC-ZZ-C-DR1010-T5 (Underground Drainage Layout) prepared by DW Consulting Engineers LLP. - Drawing no. BB-DWC-ZZ-C-DR103 (Details of Flow Restrictor Manhole S7) prepared by DW Consulting Engineers LLP.
Condition 22	- Phase 1 Geoenvironmental Desk Study prepared by NX Consulting. - Preliminary Phase 2 Risk Assessment prepared by NX Consulting. - Remediation Strategy prepared by NX Consulting.

The above information has been submitted via the Planning Portal to formalise this Application seeking to discharge Conditions 5 (Surface Water Drainage), 22 (Ground Conditions / Gas Monitoring) and 31 (Local Benefit Proposal – End Uses) of Planning Permission Reference: 125018/FO/2019 for Base, Manchester Science Park.

The application fee of £116.00 has been paid to Manchester City Council (plus an administrative fee) via the Planning Portal. We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details please do not hesitate to contact myself or my colleague Amy Kennedy (amkennedy@deloitte.co.uk / 0161 455 6771).

Yours sincerely



John Cooper
Deloitte LLP