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Dear Rob

**Planning Permission: 121270/OO/2018: The Hut Group Headquarters
Application for the Discharge of Conditions 7, 9, 10 and 11**

Please find enclosed an application for the discharge of Conditions 7, 9, 10 and 11 attached to Planning Permission Ref: 121270/OO/2018 (approved 20 December 2018). The Applicant is Airport City LP.

The Planning Permission relates to:

“Outline application with all matters to be considered for development comprising: The erection of a 6 storey building comprising 26,803 sqm gross office floorspace (use class B1(a)) and erection of a 6 storey multi-storey car park to provide 1,147 parking spaces, landscaping and public realm, with vehicular access onto Enterprise Way and associated works (Phase 1); and, Outline application with all matters reserved for 39,673 sq. m gross office space (use class B1(a)) and associated car parking (maximum 832 spaces) (Phases 2 and 3)”

The Hut Group is committed to delivering their world-class Headquarters scheme, with a target to be completed by 2022. In order to allow the scheme to be delivered in line with the construction programme, a first phase of enabling works is proposed. The following conditions include those which would allow the enabling works to commence on site, with the exception of condition 6 (construction management plan) and condition 14 (local labour agreement) which will follow under a separate cover.

Condition 7 – Tree Removal

Condition 7 is worded as follows:

“No tree identified within the yellow marked areas on 'Map 2' of the submitted Bat Scoping Survey prepared by Andy Hamer Ecological Services received by the City Council as local planning authority on the 26th November 2018 shall be felled until an inspection of those trees for the potential presence of roosting bats has taken place by a suitably qualified ecologist. Should a bat or roost be found at any time during the inspection of the trees works shall not be undertaken on the tree until a mitigation strategy for roosting bats has been submitted to and approved in writing by the City Council as local planning authority. The removal of trees shall be undertaken in accordance with the agreed details.”

In January 2019, information was submitted to Manchester City Council via exchange of correspondence to provide sufficient information to allow tree clearance to commence out of bird-nesting season. An appointed ecologist reviewed the trees marked in yellow prior to clearance, in accordance with the condition. The ecologist found no evidence of bats or bat roosts as shown on the Bat Inspection Phase 1 and Bat Inspection Plot X prepared by Andy Harmer. It was agreed that this information would be shared with the Local Planning Authority once completed and informally agreed via exchange of email (see enclosed email dated 11 January

2019). Subsequently the site has been cleared of the trees and vegetation which are required to be removed as part of the development of the site.

On this basis we request this condition is fully discharged.

Condition 9 – Site Investigation Report

Condition 9 is worded as follows:

“No development shall commence within any phase of development until 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 that phase of development has been submitted to and approved in writing by the City Council as local planning authority.

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 of that phase shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) as relevant to that phase of development 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 as relevant to each phase of development shall be carried out as relevant to that phase, 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 Site Investigation Report has been prepared by RoC Consulting. Chemical assessment of site soils has failed to reveal any sources of soil contamination when compared against a “commercial” end use scenario. Buried asbestos cement and loose fibres were encountered within an area adjacent the recently constructed Enterprise Way. Due care and attention should be taken at all times when excavating site soils and any suspected sources of contamination identified brought to the immediate attention of RoC Consulting. No significant groundwater contamination was identified. No remedial measures are required to control gas ingress. As required, any suspected sources of contamination discovered during the site development (outside those discussed in this report) should be brought to the attention of RoC Consulting and their implications assessed. Depending on the extent and severity, the findings and assessment of the current study may require re-interpretation and a remediation strategy proposed to support the sites development and submitted to Manchester City Council to re-discharge the condition.

On this basis, we request condition 9 is partially discharged to allow works to commence for Phase 1, with information for Phases 2 and 3 to follow at a later stage.

Condition 10 – Written Scheme of Investigation

Condition 10 is worded as follows:

“No development or development-related ground works of any kind shall take place until the applicant or their agents or their successors in title have secured the implementation of a programme of archaeological work. The programme is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme of archaeological fieldwork to include, - a programme of archaeological evaluation trenching - (dependent upon the evaluation results) targeted open area excavation
2. A programme for post investigation assessment to include, - analysis of the site investigation records and finds - production of a final report
3. Provision for publication and dissemination of the analysis and report on the site investigation.
4. Provision for archive deposition of the report, finds and records of the site investigation.

5. Nomination of a competent person or persons/organisation to undertake the programme set-out within the approved WSI.”

A Written Scheme of Investigation (Ecus, December 2018) and Evaluation Trenching Report (Wessex Archaeology, January 2019) are enclosed. The Evaluation Trenching Report has been prepared with guidance from Norman Redhead at Greater Manchester Archaeological Advisory Service and concludes that no significant archaeological remains were identified during the evaluation trenching. The modern features encountered in trenches 5 and 6 correspond to trackways and access paths associated with the nursery gardens shown on the 1976–1977 Ordnance Survey (OS) map. The information has been deposited with the Historic Environment Record (HER) where it can be freely copied without reference to Wessex Archaeology for the purposes of archaeological research or development control within the planning process.

On this basis we request this condition is discharged to allow works to commence for Phase 1.

Archaeological works for Phase 2 and 3 have been partially undertaken under a separate planning permission for Plot X (LPA Ref. 124820/FO/2019) whereby an Archaeological Evaluation Report was approved to allow top soil works to commence subject to a watching brief. More intrusive works will be subject to further works, and discharged under this wider THQ application (LAP Ref. 121270/OO/2018) once these phases come forward.

Condition 11 – Details of SuDs and Brook Culvert

Condition 11 is worded as follows:

“Prior to the installation of any surface water drainage system on the site including any works to divert or culvert the onsite watercourse, full details including drawings of a surface water drainage scheme designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the Local Planning Authority.

The submitted scheme shall include:-

- Details of the submitted consent for the diversion of watercourses:
- Flood risk assessment of the proposed culvert including flood risk modelling for 1 in 100 with allowance of climate change and blockage analysis.
- Surface water management:
 - Maximising use of proposed green spaces to manage surface water runoff on site;
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the overland Airport City North Drainage Strategy;
- 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 calculations need to be provided;
- 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 from the development site prior to redevelopment;
- 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.
- Construction details of flow control and SuDS attenuation elements.”

As part of the enabling works phase, the brook culvert will be temporarily diverted. The details of the temporary brook culvert diversion have been agreed under an Easterly Watercourse Temporary Diversion Section 23 Land Drainage Consent Application. Details of the SuDs and other drainage elements as required in the condition will be submitted at a later date.

On this basis we request condition 11 is partially discharged to allow the enabling works to commence.

Application Documentation

In addition to this cover letter, the following documents are submitted through the planning portal (ref PP-08610714) as part of the application.

- Condition Discharge Application Form;
- Correspondence with Rob Griffin dated 11 January 2019
- Bat Surveys prepared by Andy Harmer
- Phase 2 Remediation Strategy prepared by RoC;
- Temporary Brook Culvert Diversion Details prepared by RoC and AECOM;
- Written Scheme of Investigation prepared by Ecus; and
- Evaluation Trenching Report prepared by Wessex Archaeology.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Condition 7 and the partial discharge of Conditions 9, 10, and 11.

Please contact myself or my colleague Frances Hampson (0161 455 6766 / fhampson@deloitte.co.uk) if you have any questions or require any further information

Yours sincerely



Eve Grant
For Deloitte LLP