

09 April 2020

Delivered by email

Tony Mitchell
Manchester City Council
Town Hall
PO Box 532
Manchester
M60 2LA

Ref: IQSM3001

Dear Tony

DISCHARGE OF CONDITION 5 TO PLANNING PERMISSION 125537/JO/2019 – LAND AT CHANDOS HALL, GRANBY ROW, MANCHESTER, M1 3QJ

I am pleased to enclose an application on behalf of our client, IQ Student Accommodation Services Limited ('the Applicant') to fully discharge condition 5(a) pursuant to the above planning permission.

This application is submitted via email and comprises electronic copies of the following documents:

- Application Forms
- This covering letter
- Phase 2 Site Investigation (July 2019), prepared by Curtins (ref. 065374-CUR-00-XX-RP-GE-002-V04)
- Phase 2 Additional Ground Investigation, prepared by Curtins (ref. 065374-CUR-00-XX-RP-GE-005-V02)
- Underground Storage Tank Removal Verification, prepared by Curtins (ref. 65347-CUR-00-XX-RP-GE-004-V01_Tank Removal)

The requisite application fee of £116 has been paid over the telephone directly to MCC.

Background

As you are aware, full planning permission was granted on 1 June 2018 for the demolition of the existing buildings on site and their replacement with a mixed use (sui generis) development of three towers comprising, but not limited to, 403 units of co-living residential accommodation with shared amenity space; 94 units of purpose built student accommodation with shared amenity spaces; ground floor commercial floor space; and public realm enhancement to Granby Row, Echo St, Cobourg Street and Back Acton Street (LPA ref. 118267/FO/2017).

In February 2019, an application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary the aforementioned planning permission was submitted to Manchester City Council. This sought to secure a number of design changes to the scheme. The application was approved in May 2019 with a revised decision notice being issued superseding that of the original 2018 permission (LPA ref. 122732/JO/2019).

An additional S73 Application was submitted to MCC to vary planning permission 122732/JO/2019 to secure a number of further minor design changes to the scheme. This application was granted planning permission on 10

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

March 2020 with a revised decision notice being issued superseding that of the February 2019 S73 application (LPA ref. 125537/JO/2019). This is the planning permission to which this application relates.

Furthermore, the Applicant has secured the discharge of pre-demolition and pre-commencement conditions attached to the original planning permission (LPA ref. CDN/18/0516 and CDN/19/0617).

The demolition of the existing building is complete and therefore this application seeks to discharge condition 5 of planning permission 125537/JO/2019.

Condition 5

Condition 5 states:

5) a) Before the development hereby approved commences, excluding demolition to slab level, 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).

b) 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, excluding to slab level, 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.

c) The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development, excluding demolition to slab level, 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.

d) When the development, excluding demolition to slab level, commences, 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 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.

Condition 5 was part discharged on 26 June 2019 (LPA ref. CDN/18/0516). Further assessment was required following the demolition of the existing buildings in the north east of the site of the former Nursery. This further assessment has been undertaken and is enclosed comprising 'Phase 2 Additional Ground Investigation' and the Underground Storage Tank Removal Verification. The Phase 2 Additional Ground Investigation re-confirms the results of the Phase I report and outlines a small number of standard recommendations. The Verification reports confirms that the Underground Storage Tanks lying under the former Nursery have been successfully removed. Once the tanks were removed, they were placed on polyethylene membrane to protect the surrounding soils from leakages of any remaining liquids. No further leakages were observed and they were later put into skips for disposal.

Environmental chemistry analysis results for representative soil samples taken from within and around the excavation identified no exceedances against General Assessment Criteria (GAC) for a 'Residential without Home Grown Produce' end use (SOM1%). On this basis, these soils are considered suitable for use.

However, it is understood that due to the requirement of a piling mat in the area the soils surrounding the tank and the soils temporarily placed into the excavation have been removed from site with the excavation filled with clean stone to prevent soft spots. The excavated soils have been disposed of off-site.

As such, condition 5a can now be fully discharged.

I trust the enclosed information is sufficient in order for the aforementioned condition to be successfully discharged; however, should you require any further information, please do get in touch.

Yours sincerely



Olivia Carr
Senior Planner

olivia.carr@turley.co.uk