

# urbansplash

Dear Jen

**APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITION OF  
PLANNING PERMISSION 122598/FO/2019**

Please see enclosed an application which seeks to discharge conditions 2, 4, 6, 7, 9, 10, 12 and 13 of planning permission 122598/FO/2019 for Phase 3 of New Islington, Ancoats.

Enclosed is a summary table with details of information included within this application submission to discharge the requirements of the relevant conditions.

I trust that the above and enclosed documentation is self-explanatory, but should you require any further information to allow your full consideration of this application, then please contact me at your earliest opportunity.

I look forward to receiving confirmation that this application has been registered and validated in due course.

Yours sincerely

**Andrew Johnston**

Head of Planning  
Urban Splash  
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Encs.    Conditions summary table  
          Conditions discharge application

Ms J Atkinson  
Planning  
Manchester City Council  
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25 March 2020

Urban Splash Group  
Timber Wharf  
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Registered in England:  
Urban Splash Group Limited:  
3141013

Registered address:  
Urban Splash Group Limited  
Timber Wharf, 16-22 Worsley  
Street,

New Islington Phase 3 122598/FO/2019  
Condition summary table  
March 2020

| No | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Details submitted                                                                                                                                                                                                                                                                                                                                                                                                    |
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| 2  | Prior to the commencement of development, a detailed phasing plan (including indicative timescales for implementation) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the phasing plan and timescales agreed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Please see enclosed NI3 Phasing Plan: NI3 (PL) 001. The indicative timescales for implementation are:<br><br>3a – Start May 2020, complete Sept 2021<br>3a boundaries – Start Nov 2020, complete Sept 2021<br>3b – Start Sept 2020, complete Sept 2022<br>3b boundaries – Start March 2021, complete Sept 2022<br>3c – Start March 2022, complete March 2023<br>3c boundaries – Start Sept 2022, complete March 2023 |
| 4  | No development groundworks shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the City Council, as Local Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: -Targeted field evaluation trenching; - (Depending upon the evaluation results) a strip map and record exercise - 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 on the significance of the archaeological and historical interest represented. 3. Provision for publication and dissemination of the analysis and report on the site investigation. 4. Provision for achieve deposition of the report, finds and records of the site investigation. 5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI. | Please see enclosed Written Scheme of Investigation for New Islington Phase 3 prepared by Salford Archaeology. Salford Archaeology has been in dialogue with GMAAS relating to Phases 1 -3 at New Islington and GMAAS has confirmed in an email from 17 March 2020 that it is happy to release Phase 3 for development ground works.                                                                                 |
| 6  | a) A phase of the development shall not commence until, 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                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Please see enclosed Local Benefit Proposal prepared by Urban Splash.                                                                                                                                                                                                                                                                                                                                                 |

| No | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Details submitted                                                                                                                                                                                                                            |
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|    | <p>achieving the objective of recruiting and supporting local labour objectives</p> <p>b) Within one month prior to construction work being completed for each phase, 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                              |
| 7  | <p>Notwithstanding the drainage statement (ref. 284/05 Rev B) prepared by Joule, supplementary drainage calculations, Shooters brook investigation details, meetings notes and plans stamped as received by the City Council, as Local Planning Authority, on the 6 Feb 2020, (a) a phase of the development shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: - Details of surface water attenuation that offers a reduction in surface water runoff in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment i.e at least 50% reduction in run off compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area with the aim of reducing to the greenfield run off rate; - 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; - 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; - Hydraulic calculations of the proposed drainage system for the entire network; - Construction details of flow control and SuDS elements. (b) Each phase of development shall then be constructed in accordance with the approved details, within an agreed timescale.</p> | <p>Please see enclosed Drainage Statement prepared by Joule dated March 2020 and supporting Overland Flow Route: NI3 (PL) 002 prepared by ShedKM.</p> <p>The Drainage Statement outlines the drainage strategy for the whole of Phase 3.</p> |
| 9  | <p>A phase of the development shall not commence until a detailed construction management plan outlining working practices during construction shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; o Display of an emergency contact number; o Details of Wheel Washing; o Dust suppression measures; o Compound locations where relevant; o Consultation with local residents; o Location, removal and recycling of waste; o Routing strategy and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Please see enclosed Construction Management Plan prepared by RCS dated March 2020.</p>                                                                                                                                                    |

| No | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Details submitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|    | swept path analysis; o Parking of construction vehicles and staff; and o Sheeting over of construction vehicles. Each phase of development shall be carried out in accordance with the approved construction management plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 10 | A phase of the development shall not commence until samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management. The approved materials used shall then be implemented as part each phase of the development. | <p>Please see enclosed plans with details of proposed materials:</p> <ul style="list-style-type: none"> <li>• Cladding Colours: NI3 (SK) 112</li> <li>• East Elevation: NI3 (PL) 200a</li> <li>• West Elevation: NI3 (PL) 202a</li> <li>• Section ii NI3 (PL) 308a</li> <li>• Photograph of Piercy Street</li> </ul> <p>The materials proposed are the same as those already submitted and approved by MCC for Phase 2 (Mansion House) ref: 111587/FO/2016/N1 and Piercy Street ref: 122420/FO/2019. Both sites are now under construction and we would be happy to arrange a site visit for officers to review cladding, glazing and elevation details.</p> |
| 12 | a) A phase of the development shall not commence until details of an Environmental Standards Statement shall be submitted for approval in writing by the City Council, as Local Planning Authority. Each phase of development shall then be carried out in accordance with the approved statement (b) A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for each phase.                                                                                                                                                                                                                           | Please see enclosed Environmental Standards Statement prepared by TACE dated March 2020.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 13 | A phase of the development shall not commence until details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details for each phase shall then be implemented during the construction of the development.                                                                                                                                                                                                                                                                                                                                                                                           | Please see enclosed Foundation and Piling Statement prepared by Joule dated March 2020.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |