Statutory Consultee Comments - Early Works Applications **Date: 8th August 2019**

Consultee	Consultee Comment	Action / Response
Submission A - 123629/LO/2019 – Organ LBC		
MCC Conservation Officer	The method of removing the organ has been proposed but there will be further detailed method statements produced by the contractor who is appointed to remove, repair and reinstate the organ. A condition will require that the method statements should be produced and agreed with the LPA and MCC Conservation in accordance with the strategy outlined by Lendlease and detailed method statements deposited with us on completion of the works. We will need to see how the building will be temporarily protected when the organ is being dismantled and removed. This could be part of the above condition. We will need to know details of the transportation arrangements, workshop, storage, security arrangements, insurance, protection whilst in the workshop etc. With regard to the proposed works of repair itself. We will not know the full extent of repair works until it is removed and fully assessed by the specialist organ contractor. We need to condition this element of work and would require a full report and evaluation of its condition when removed and the proposed restoration, refurbishment and method of reinstatement. Will we need to condition a timescale for reinstatement or a programme for the works and reinstatement.	No issue in principle with the request for additional information to be agreed via planning conditions – it is not possible to provide any additional information at this stage. Condition wording to be agreed – it is requested that the conditions do not have a pre-commencement of development trigger but are worded so as to allow the final methodology / information to be agreed via the procedure set out in the Purcell Enabling Works Control Procedure, and formal discharge to be undertaken at the completion of works.
Historic England	Response letter received 9 July 2019 – confirmed no comments and suggested that the view of the specialist conservation officer is provided.	No action required.
Victorian Society	Awaiting comments.	
GMAAS	Having considered the Heritage Impact Assessment prepared by Purcell and submitted as part of the present application I am satisfied that the proposed development does not threaten the known or suspected archaeological heritage. On this basis there is no reason to seek to impose any archaeological requirements upon the applicant.	No action required.

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Consultee	Consultee Comment	Action / Response
Submission Bi - 123626/LO/2019 – Temporary Protection Works and Mock-Up rooms LBC		
MCC Conservation Officer	There needs to be a clear evaluation process in place to assess the mock-up rooms and test some of the principles such as the boxing in / acoustics / paint removal / lighting / fittings etc. which is essential if it is to inform the project to the next stage. This would be required by condition, which would require the results and evaluation report to be submitted for consideration. The evaluation report should also provide details of the baseline of existing rooms prior to the works and then assess the mock-up when complete to enable a comparison.	It is agreed that an evaluation process is required. Sign-off criteria will be defined and agreed on site with MCC, OTH design team and Paul Mason to allow a final-sign off prior to the Main Works commencing. A link to the main submission may be required. Suggested approach (to be discussed with LPA) – Condition 1 to be attached to the mock-up room Decision Notice and Condition 2 to be attached to the main Town Hall Decision Notice: o Condition 1: An Evaluation Report, which includes details of the baseline state of the mock-up rooms, the scope of proposed fit-out works, details of the works completed and an evaluation of the works together with a recommendation for the approach to final fit-out shall be submitted to Manchester City Council as local planning authority for approval in writing within 3 months of the completion of the mock-up room fit-out works. o Condition 2: Fit-out works to the typical rooms within the building, as identified on Schedule Ref [TBC by Purcell in due course] shall not commence unless and until an Evaluation Report relating to the fit-out of the mock-up rooms as approved under Listed Building Consent Ref. 123626/LO/2019 has been submitted to and approved in writing by Manchester City Council as local planning authority.
	Concerns have been raised at every stage about the reintroduction of and the size and extent of perimeter boxing in as this is currently a detracting feature in the Town Hall, and the proposed reintroduction could have an equally damaging aesthetic and affect the significance of the spaces in which they are introduced. This is still an area of concern and the mock-up rooms should be used to test the heritage impact and need for these in the proposed locations and also the size of these interventions.	The scheme has been designed following the servicing principles established by Waterhouse. Existing BWIC have been utilised wherever possible, and the perimeter boxing has been detailed sympathetically to the spaces to conceal the increased number of services. The boxing has been engineered to minimise impact on the room wherever possible but is primarily dictated by the M&E zoning requirements. It should be emphasised that the proposal to remove all the incremental surface fixed services (which are of considerable detriment to the architectural significance of the spaces) and to use the perimeter boxing as the main containment for new services rather than wall mounting or chasing should overall provide major benefit. Using the trial mock up proposed will inform the detailed setting out of the installation on site which will be agreed with the conservation officer and will ensure that the size of the perimeter boxing will be kept to the absolute minimum. To alleviate concerns, Lendlease are looking at providing a mock-up of a small section of the boxing, incl. M&E services to present prior to the commencement of the mock-up room.

Consultee	Consultee Comment	Action / Response
	Final decorative schemes will need to be agreed including colours and finishes for all surfaces and should be informed by the paint analysis.	To be agreed via a planning condition requiring sign-off using the Purcell Enabling Works Control Procedure prior to commencement.
	All materials will need to be submitted and agreed including all new fittings such as detectors, alarms, M and E, grilles, boxing in finishes, floor finishes etc.	To be agreed via a planning condition requiring sign-off using the Purcell Enabling Works Control Procedure prior to commencement.
	Do large areas of plaster need to be removed in the mock-up rooms or can parts be consolidated by grouting or other repair techniques.	The assumed scope of repairs has been defined within the submission, however there is an acknowledgement that the final scope will not be known until full access has been provided to interrogate high level cracks etc. Grouting is not being considered as a repair technique for the mock-up rooms. The existing plaster is a thick three coat system using high density aggregates and pulverised fuel ash as a binder. If the top coat plaster has failed then this will have been caused by a performance failure of adherence of the original plaster or an inappropriate previous repair, and grouting with a pure lime plaster mix will not be strong or durable enough to ensure the longevity of the repair in active use. However, the texture of the backing coat, if this is still sound, is rough enough to provide a key for a replacement final coat plaster to match the original specification but also rectifying the cause of failure. If the backing coat has delaminated, then the weight of the 'live' plaster will be too great for a grouting repair and the only solution is to remove back to the brickwork and renew to match.
	The method statement strategy submitted by Lendlease sets out the way that method statements will be developed. There will be numerous method statements for each package of work and we will need to agree all of these individual method statements as we did with the intrusive investigations. We would be basing the wording of this condition on the method statement condition of the intrusive investigations application taking into account the information provided as part of this application.	To be agreed via a planning condition requiring sign-off using the Purcell Enabling Works Control Procedure prior to commencement.
	Please confirm that you will repair and test a door and frame and test a door without modifications to see if it passes the required fire rating? Please also test and if possible reuse the existing original hinges rather than replacing them with fire rated hinges.	Lendlease are exploring options for certifying fire doors. If upon assessment it seems that an unmodified door will likely achieve the required ratings, we will explore the options of fire testing to limit modifications to doors across the scheme.

Consultee	Consultee Comment	Action / Response
	The soft strip forms part of this application and is limited to modern non-original items such as suspended ceilings and partitions. We will need to see and agree method statements by each of the works package contractors.	To be agreed via a planning condition requiring sign-off using the Purcell Enabling Works Control Procedure prior to commencement.
	A full photographic survey should be carried out prior to soft strip works being undertaken. I understand that this has been produced by Salford archaeology and it should be submitted as a building record. No works shall commence until we are satisfied that this is a comprehensive photographic record of the building as currently existing.	Please use ShareFile link to view the draft Historic Building Record document and accompanying photographic record. This document is in draft form, and will be added to as the soft strip is carried out (as more historic fabric is revealed). Paul Mason has already viewed this report.
	The soft strip schedule identifies a number of items to be removed including 3.01 fire extinguishers, 3.02 post 1944 fire hoses and 3.03 H&S signage. Please explain whether these are of significance or have a heritage value? There has been an exercise undertaken that has identified on a room by room basis all fixed items of some heritage value and these should be cross referenced against this list to ensure that nothing is being removed that has a heritage value. Item 2.02 and 2.03 refer to existing carpets and 2.03 refers to state room carpets and refers to a report that is not attached to the submission. Please summarise their significance and explain what is happening to these and whether they will be retained for re-use or disposed of.	Please refer to the Heritage Assets Schedule, OTH-PUR-TH-ZZ-SCH-A-2431, for information regarding fixed heritage assets to be retained or removed. A carpet report (OTH-CON-TH-02-RPT-W-0028) has been included within an email to the LPA.
	Item 2.06 on the schedule refers to removing all associated fixtures and fittings from floorboards, but does not clarify what these are - please submit details.	This item relates to the Great Hall oak flooring which is proposed to be re-laid and re-sanded so the nails, screws and any other fixings have to be removed carefully to enable this
	Item 6.06 refers to plumbing installations - are any parts of this original or significant? The image at 7.06 is the same as that at 6.06 is this correct?	The image is an example of the type of plumbing installations to be removed.
	Item 8.06 refers to the removal of an extract - can we please confirm that this is not original or significant. The schedule refers to making good - is this necessary when works will be covered by the main works?	This item relates to modern ducting above the previous commercial kitchen on level 05 and within the previous photographic studio on level 06. It was proposed to remove these to gain access to hidden fabric.

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Consultee	Consultee Comment	Action / Response
	There is a schedule of unfixed heritage assets on drawing 2198 revision A that refers to 'heritage assets listed on collections management system'. Please confirm which items are relevant to this application as many objects have either been removed or are identified as being relocated as part of the main works.	The relevant items are those identified with the letter 'H' in the 'management contractor protection type' column.
	Details of temporary protection for the building during the works and protected routes will need to be submitted for consideration.	This will be submitted with the WP method statements and will be signed off prior on site. To be agreed via a planning condition requiring sign-off using the Purcell Enabling Works Control Procedure prior to commencement.
	As part of the soft strip there should be a watching brief in case anything of heritage value is revealed during the works. The works should stop and the item evaluated by the heritage specialists in consultation with the LPA conservation officer.	Purcell will act as watching brief.
Historic England	Response letter received 9 July 2019 – confirmed no comments and suggested that the view of the specialist conservation officer is provided.	No action required.
Victorian Society	Awaiting comments.	
Metrolink	123626/LO/2019 Metrolink have no objection to this application. However, the documentation provided does not appear to make reference to the Stop Equipment Room that is located within the basement of the Town Hall and the sensitive equipment contained within. Could we therefore request details of how this will be protected throughout the works without impacting the access requirements that Metrolink may have.	The Stop Equipment Room is not affected by the any of the Early Works applications. The room will remain locked and access is subject to a permit system. Lendlease have a construction strategy specific for this area, but it predominantly relates to the main works, and not the early works. This will be shared with the LPA during the Main Applications.

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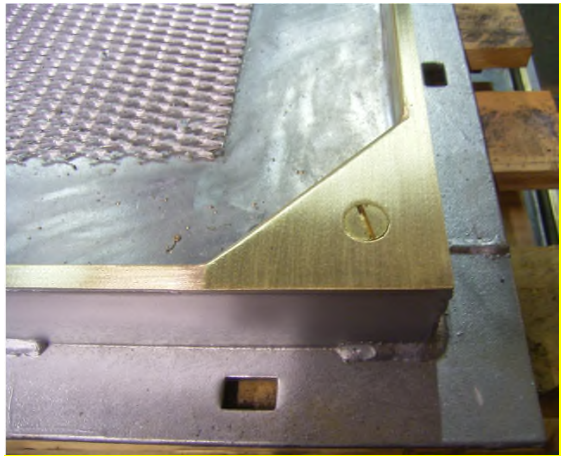
Consultee	Consultee Comment	Action / Response
GMEU	123626/LO/2019 The ecological issues relating to this application are the same as those for planning application 123631/FO/2019 responded to yesterday. As noted in the Construction Management Plan the only likely ecological issues relate to the external works are impacts on roosting bats and nesting birds and in particular schedule 1 species. An ecological clerk of works has been employed to oversee all external works. With regards this phase of the works, there is only limited impacts on the external features, the main impact being the erection of scaffolding. I recommend that the ecological clerk of works review the buildings potential for bat roosts and nesting birds prior to erection of the scaffolding prior to determination.	No action required. Lendlease will have an ecological clerk of works who will be called upon as required. The clerk of works will review the buildings potential for bat roosts and nesting birds prior to erection of the scaffolding.
GMAAS	Should planning consent be granted GMAAS recommend the following condition wording is used: A programme of archaeological works is to be undertaken in accordance with the Written Scheme of Investigation for an archaeological watching brief prepared by Salford Archaeology in May 2019. GMAAS will monitor any archaeological works undertaken on behalf of Manchester Local Planning Authority.	No action required. Condition acceptable.
Submission Bii - 123628/LO/2019 – Due Diligence Surveys LBC – <u>Decision Notice Issued 12 July 2019</u>		
MCC Conservation Officer	A query regarding the location of the glazed brick has previously been raised by Paul. Please clarify. The method statement strategy submitted by Lendlease sets out the way that these will be developed. There will be numerous method statements for each package of work and we will need to agree all of these individual method statements as we did with the intrusive investigations.	**Deloitte** Issue the following to the LPA: • Amended drawing ref. OTH-PUR-TH-01-DWG-A-2139 Rev 02 to be issued. • Purcell Enabling Works Control Procedure to be issued.
Historic England	123628/L0/2019	No action required.

Consultee	Consultee Comment	Action / Response
	Historic England Advice This application relates to the ongoing project to repair and refurbish the grade I Town Hall. We continue to support the aims of this important project. These works are to facilitate essential survey work. We have no objection in principle and defer the details of how this is achieved to the Council's Urban Design and Conservation Team. Recommendation Historic England has no objection to the application on heritage grounds.	
Victorian Society	Awaiting comments.	
Environmental Health	123628/L0/2019 I have reviewed the documents submitted and I am assuming this application is for enabling works and fit the purpose of the listed status of the building. The only comment I have for this app therefore is regarding the CMP. DEMOLITION/CONSTRUCTION PHASE* 1) A Construction Management Plan shall be submitted to and approved by the Council. This will contain a Noise & Vibration section (in addition to a dust emission section) that shall base the assessment on British Standard 5228, with reference to other relevant standards. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works. Any proposal for out of hours works (as below) will be submitted to and approved by this section, the details of which shall be submitted at least 4 weeks in advance of such works commencing. 2) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority: • Monday - Friday: 7.30am - 6pm • Saturday: 8.30am - 2pm • Sunday / Bank holidays: No work Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase. *Whilst other legislation exists to restrict the noise impact from construction / demolition activities, this is not adequate to control all construction noise, which may have a detrimental impact on general amenity in the area. Therefore it is considered appropriate to control this impact at the planning application stage, and the above condition is recommended.	**Lendlease** Update CMP to reference Hoarding Management Plan (see below). Deloitte to issue final CMP.

Consultee	Consultee Comment	Action / Response
	1. Once the contractor has finalised the proposals we will require details of the noise and vibration limits proposed along with details of how these will be monitored and what action will be taken when these levels are approached and / or reached. 2. The correct hours have been included in the CMP but the first section under the noise and vibration section refer to different hours. All hours need to reflect the permitted times of working which are 07:30 to 18:00 Mon to Fri, 08:30 to 14:00 on Saturday and no working Sunday or Bank hol. There is reference to the requirement to undertake some scaffolding work out of permitted hours to avoid Metrolink hours which we can accept but the details of this work and agreed practices will need to be submitted and agreed under a formal prior consent application at least 10 working days in advance of the proposed work. Applications can be made via the following link: https://secure.manchester.gov.uk/forms/form/687/application_for_noisy_working 3. With regard to dust, we will require details of dust monitoring and confirmation that vehicles will be switched off when not in use, that any wagons entering or leaving site will have covered loads.	
GMAAS	Should planning consent be granted GMAAS recommend the following condition wording is used: A programme of archaeological works is to be undertaken in accordance with the Written Scheme of Investigation for an archaeological watching brief prepared by Salford Archaeology in May 2019. GMAAS will monitor any archaeological works undertaken on behalf of Manchester Local Planning Authority.	No action required. Condition acceptable.
Submission C - 123627/LO/2019 – Scaffolding LBC		
MCC Conservation Officer	It is unfortunate that the majority of the fixings are into the building and there should be an opportunity to fully review this as the building scaffolding design is being finalised and implemented and look at any opportunities to minimise physical fixings to the building. The supporting documents and drawings give details of the locations of fixings. Some of these need further more detailed assessment on site with conservation officer the architect and contractor. The final fixings locations could be subject of a condition and would be required to be agreed on site with the contractor, conservation architect and LPA conservation officer and final survey drawings showing the final fixing positions should be submitted following	The team have set-out the hierarchy for fixing and justified the reason for the approaches taken within the submission. The final setting-out of fixings into the external fabric will be carefully considered on a case by case basis and Lendlease will implement a 'permit to drill' process, and so locations of fixings will be reviewed by Lendlease Purcell and the conservation officer on-site. To be agreed via a planning condition requiring sign-off using the Purcell Enabling Works Control Procedure prior to commencement.

Consultee	Consultee Comment	Action / Response
	completion of the works so that the fixing points can potentially be reused. We will need to see agree the specification and physical samples of the making good works following removal of fixings. All redundant modern fixings and previous redundant scaffold fixings must be removed and the areas / holes made good to an agreed specification and samples. A full survey will be required to be undertaken of these redundant fixings when the scaffolding is erected.	
Victorian Society	Awaiting comments.	
Metrolink	123627/LO/2019 Metrolink have no objection to this application and whilst the development proposals are unlikely to affect Metrolink operations the site does adjoin the Highway in which Metrolink is situated and therefore we would like the applicant to be advised that the details of working safely near Metrolink can be found on the Metrolink Website at; https://www.tfgm.com/public-transport/tram/working-safely.	No action required – compliance only.
Historic England	123627/LO/2019 Historic England Advice This application relates to the ongoing project to repair and refurbish the grade I Town Hall. We continue to support the aims of this important project. These works are works to erect a scaffold for a period of five years to enable repairs to be carried out, with fixings to tie the scaffold to the listed building. We have no objection in principle and defer the details of how this is achieved to the Council's Urban Design and Conservation Team. Recommendation Historic England has no objection to the application on heritage grounds. In determining these applications you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the	No action required.

Consultee	Consultee Comment	Action / Response
	desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.	
GMAAS	Having considered the Heritage Impact Assessment prepared by Purcell and submitted as part of the present application I am satisfied that the proposed development does not threaten the known or suspected archaeological heritage. On this basis there is no reason to seek to impose any archaeological requirements upon the applicant.	No action required.
Submission D - 123631/FO/2019 – Drainage Planning Permission **Submission D - 123632/LO/2019 – Drainage LBC**		
MCC Conservation Officer	There seems to be a high number and concentration of manhole covers in certain areas, Area D has 6 new manholes with 4 in very close proximity, can these be revisited and reduced in number at all?	BS EN 752:2017 Drain and sewer systems outside buildings gives requirements for access for maintenance from stacks or access points therefore this dictates the number of maintenance points required. We have not installed small inspection chambers due to the depths required and the requirements for rodding. We are also trying to utilise the existing foul network where possible however the location of existing manholes do not suit the location of new stacks and connections less than 90degress are deemed unacceptable in regards to the code and Building Regulations therefore new manholes have had to be installed between the original. All existing manholes to be retained within the proposals will have their existing (ductile iron) covers retained. All new manhole covers will have recessed lids with paving infill to match the adjacent surfacing (natural stone setts) in the same pattern in order to minimise the visual impact of the new covers. Please see image of galvanised man-hole cover which will be infilled with paving.
	There is reference to electrical access covers - please provide details of these. We will need to see samples for all new materials including new stone and manhole covers. We need to get the visible edge of the manhole cover as discrete as possible and a sample is required of this. We are	The location of these access chamber covers was carefully coordinated with Planit to ensure that they are located within the perimeter Yorkstone banding, and positioned so that they do not fall on joints and do not interface with walls and columns. The proposed chamber lids are a 450mm by 450mm lid - this is the smallest chamber we can reasonably get the ducts in to. The access chamber lid will be a recessed infill cover, which has the existing York stone paving cut and inserted in to the lid, with a suitable

Consultee	Consultee Comment	Action / Response
	unsure whether galvanised steel is the right material or whether a steel / iron frame would sit more comfortably visually.	bedding. The access chambers we are proposing are from Jones of Oswestry. The chamber lids will be B125 rated for low-speed light-weight traffic (i.e. as lightweight as possible). Please see a typical image of the below product (note this isn't York stone):  We appreciate that the standard galvanised steel finish may not be appropriate for the courtyards, and as such are suggesting a brass trim, which we understand quickly dulls due to atmospheric conditions, and looks more like the antique brass which can be found on the ironmongery in the Town Hall. The proposal is for a 140 micron finish which we understand gives a 30-year lifespan based on typical atmospheric conditions in Manchester. A typical image from their factory is shown below (note it's still bright, as is straight out of production): 

Consultee	Consultee Comment	Action / Response
	There will need to be an accurate topographical survey and contour mapping survey done of the courtyard to ensure the setts and cobbles are reinstated on exactly the same profiles, camber and gradients.	Planit have isuued latest topographical survey and confirm approach to reinstatement. Note that reinstatement works will not follow the exact same profile, camber and gradients etc. The design solution improves the camber to make the space more accessible. The setts paving at the building entrance cores will be lifted to meet the level of the slabs in order to create accessible routes. This strategy has been agreed with the OTH project Access Group panel.
	The specification for pointing and bedding details of the stonework, cobbles and setts will need to be agreed and samples of these and workmanship agreed through physical samples of the works.	The specification for jointing and bedding has been agreed – see specifications provided by Planit within the submission; samples and workmanship to be agreed via a planning condition requiring sign-off using the Purcell Enabling Works Control Procedure.
	Please provide a timescale for reinstatement of the stonework cobbles and setts and details of how and where they will be numbered, stored and protected.	The reinstatement of works will not commence until 2023. The stonework cobbles and setts will be catalogued and stored in line with the Planit Specification OTH-PLA-EE-ES-SPE-L-0002 (Clause 126A). All cobbles will be palettised, shrink wrapped and stored in a secure location. Specification for pointing and bedding details of the stonework, included in Specification doc OTH-PLA-EE-ES-SPE-L-0002. Timescales for reinstatement of stonework cobbles and setts and details of how they will be numbered, stored and protected included in Specification doc OTH-PLA-EE-ES-SPE-L-0002. All kerbs / channels / edgings to be reinstated (individually catalogued): - Number / label individual stones / units on their underside as they are released. - Method of numbering / labelling to be agreed with Landscape Architect prior to commencement of work – refer to drawings for details of cataloguing. Method of labelling must be capable of withstanding any cleaning processes that are subsequently undertaken. - Set out kerbs on palettes in same order that they are positioned in the existing arrangement.
	Please explain what a Steintec Grundreinger Paving Cleaning Specification is and whether this is suitable?	Light detergent. Planit have provided datasheet. Purcell has confirmed on the basis of the supplementary information provided by the Planit, the solution is a water based neutral PH degreaser which is fine in heritage terms. The solution will be carefully stored.

Consultee	Consultee Comment	Action / Response
	Please explain how the facade and other areas will be temporarily protected during the works.	The nature of the works within the courtyard presents a risk of mechanical damage and soiling to the stone work at the base of the building elevations from the use of mechanical plant during the digging. Where we work close to the building walls, moveable plywood protection panels will be placed up to the face of the building and adhered using a product that is sympathetic to the stone and will not result in staining when removed. In addition to this where regular vehicle movements pass close to the building walls more permanent protection will be in place such as free standing red and white barriers. Moveable protection will be 1.20m up the face of the building from existing ground level or higher as agreed with the conservation officer.  The stone sets and slabs will be removed prior to any civil works in line with the Planit method statement to ensure no damage is caused during drainage and civils works.
Victorian Society	Awaiting comments.	

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Consultee	Consultee Comment	Action / Response
Ancient Monuments Society	In this instance, the Ancient Monuments Society is happy to defer to the Victorian Society on the acceptability of the proposals.	No action required.
Historic England	Historic England Advice This application relates to the ongoing project to repair and refurbish the grade I Town Hall. We continue to support the aims of this important project. These works are to facilitate the future drainage system. We have no objection in principle and defer the details of how this is achieved to the Council's Urban Design and Conservation Team.	No action required.
GMEU	As noted in the Construction Management Plan the only likely ecological issues relate to the external works are impacts on roosting bats and nesting birds and in particular schedule 1 species. An ecological clerk of works has been employed to oversee all external works. With regards this phase of the works, there is only limited impacts on the external features, the main impact being the erection of scaffolding. I recommend that the ecological clerk of works review the buildings potential for bat roosts and nesting birds prior to erection of the scaffolding prior to determination.	No action required. Lendlease will have an ecological clerk of works who will be called upon as required. The clerk of works will review the buildings potential for bat roosts and nesting birds prior to erection of the scaffolding.
GMAAS	Response letter received 9 July 2019 – confirmed that happy with the Desk-based Assessment and scope of the WSI. Proposed condition as follows: *A programme of archaeological works is to be undertaken in accordance with the Written Scheme of Investigation for an archaeological watching brief prepared by Salford Archaeology in May 2019.*	No action required – condition acceptable.
Flood Risk Management	Development shall not begin until a surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details. The scheme shall also include:	Condition not required. Please refer to Ramboll's sent across via ShareFile link on 05 August 2019: - Drainage Planning Condition Sign Off – Early Works Package - Below Ground Drainage Operations and Maintenance Manual

Consultee	Consultee Comment	Action / Response
	- Surface water drainage layout including discharge points and proposed overland flow routes for extreme events (up to a 1 in 100 year including 40% climate change allowance). - Hydraulic calculations to support the drainage proposal. - Agreement in principle from United Utilities to assess whether there is adequate spare capacity in the existing system taking climate change requirements into account. - Details of how the scheme shall be maintained and managed after completion.	These documents respond to Flood Risk Management Teams comments, and therefore remove the need for any condition relating to a surface water drainage scheme for the site.
Submission F - 123654/AO/2019 – AdvC site hoarding		
Joe Hobbs (Case Officer) *(For reference)*	We will need some clarity on how the hoarding will interact with the existing trees around the site (especially on Princess St). Please can we have some information on how this will be managed? The elevations will need to show this, and the plan drawings also need to show where the trees are and how the hoarding will interface with the trees. It's not clear from the submitted plans where the trees are so this will need to be amended. Also, the plans reference viewing panels, we will want to see the extent of these on the hoarding elevations and their location.	LL also attached a detail section of hoarding. This is different then what was noted in the earlier submission, and is due to a new Lendlease directive for hoarding design. The CMP picks up this update. Please see Planit's plan demonstrating the hoarding's interaction with trees. Lendlease's construction management plan has been amended to include details on how the hoarding will be managed. Lendleases's elevations have now been submitted to confirm tree location. The viewing panels will be located along the Albert Square elevation of the hoarding line within a later phase of the hoarding line. This will be in January 2020, and will be confirmed within a separate advertisement consent application which demonstrates where the revised hoarding line is being located.
Joe Hobbs (Case Officer) *(For reference)*	Management strategy for how the hoardings will be maintained including for instances of vandalism, graffiti, damage or disrepair etc?	Lendlease's construction management plan has been amended to include details on how the hoarding will be managed.