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Our Ref: 2016-147
Your Ref: -

FAO David Brettell
Planning
Manchester City Council
P O Box 532
MANCHESTER
M60 2LA

23rd May 2018

Dear Sir/Madam,

Re: Discharge of Conditions 9, 11, 13, 18, 19 and 24 of Full Planning Permission 116164/FO/2017

We write to you on behalf of our client, KE Hotels, to confirm the submission of an application to discharge conditions attached to planning permission reference 116164/FO/2017 that was approved on 25th August 2017. The description of the approved development is as follows: 000

"*Redevelopment of Invicta House for Use Class C1 hotel development comprising 145 no. guestrooms, with ground floor ancillary facilities. Partial demolition of existing building with retention and refurbishment of main facade and erection of a nine storey building to the rear.*"

This supporting cover letter, the requisite application form and supporting documentation were submitted electronically today via the Planning Portal (ref: PP-06992443).

The requisite planning application fee (£116) was also paid directly to Manchester City Council today.

This discharge of conditions application relates to six pre-commencement conditions (9, 11, 13, 18, 19 and 24) imposed on the decision notice of the approved development. The relevant conditions and the information submitted to discharge them are listed in the table below:

No.	Condition Wording	Discharging Document
9	Before development commences, a local labour agreement relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development and shall be kept in place for the duration of the construction phase of the development. Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester.	Local Labour agreement - prepared by Bardsley
11	Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to	Foundations Works Risk Assessment – prepared by Waterman Infrastructure & Environment Ltd

	groundwater. The development shall be carried out in accordance with the approved details. Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.	
13	Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intake. Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policy DM1 of the Core Strategy.	Ventilation Statement – prepared by Waterman Building Services Ltd
18	Foul and surface water shall be drained on separate systems. Reason: To secure proper drainage and to manage the risk of flooding and pollution, pursuant to policy DM1 of the Core Strategy for the City of Manchester	Sustainable Drainage Strategy (Previously Submitted) – prepared by Integra Consulting Engineers Ltd
19	Prior to the commencement of the development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. No surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details. Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policy DM1 of the Core Strategy for the City of Manchester.	Sustainable Drainage Strategy (Previously Submitted) – prepared by Integra Consulting Engineers Ltd
24	No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The programme is to be undertaken in accordance with a Written Scheme of Investigation (WSI)	Written Scheme of Investigation – prepared by Stephen Levrant Heritage Architecture

	submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: • historic building survey (Level 3) • a watching brief on the soft-strip and demolition (where necessary) • evaluation trenching, which may lead on to • 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 heritage interest represented. 3. Dissemination of the results commensurate with their significance. 4. Provision for archive deposition of the report and records of the site investigation. 5. Nomination of a competent person or persons/ organisation to undertake the works et out within the approved WSI. Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of the heritage interest impacted on by the development and to make information about the archaeological heritage interest publicly accessible.	

We trust the above information is sufficient to allow the discharge of those conditions outlined. However, should you require further detail please do no hesitate to contact me.

Yours sincerely,



Chris Jones
Director
For and on behalf of NJL Consulting