MANCHESTER CITY COUNCIL

Planning

Growth & Neighbourhoods Directorate

Officer Report for Delegated Applications

Application No.	CDN/16/0423
Date Registered:	10 March 2017
Proposal:	Discharge of Conditions 4a (Contaminated Land), 5a (Surface Water Discharge), 7 (Construction Management Strategy), 8 (Archaeology) and 16 (Local employment Agreement) attached to planning application 111291/FO/2016/N1.
Address:	Land Bounded By Sharp Street, Baptist Street, Ludgate Hill And Rochdale Road, Ancoats, Manchester.,
Ward(s):	Ancoats And Clayton Ward
Applicant:	David Machell Tim Groom Architects 7 Constance Street , Manchester, M15 4JQ
Agent (if any):	
Case Officer:	Jeni Regan Tel: 0161 234 4164 Email: j.regan@manchester.gov.uk
Recommendation:	Approved and Refused
Date of Recommendation:	3 May 2017

Recommendation: Approved and Refused

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

4) The following information has been submitted for consideration:

o Certificate of calibration, Geotech, Certificate Number: GA12094_1/15919, Dated: 10 February 2016.
o Certificate of calibration, Geotech, Certificate Number: GA12094_1/16955, Dated: 19 August 2016.

The information submitted as listed above has been considered and the following comments can be made.

The City Council has reviewed the above information in order to assess the following points:

1. The adequacy of the desk study information available for this site.
2. The adequacy of the site investigation(s).

3. The adequacy of the final risk assessment.
4. The acceptability of the proposed remediation strategy.
5. Whether the information submitted is sufficient to discharge the relevant contamination and/or gas condition from the planning approval.

A car park currently occupies the site, previous site uses include residential, public house, garage with petrol tank and oil tanks, French polish, varnish and cellulose lacquer warehouse and other warehouse. Adjacent site uses include a school carpark and residential, with previous adjacent site uses as residential, works, tobacco factory, school warehouses and depots. The River Irk lies 314m north-west of the site and the site lies above the Chester Pebble Beds Formation, Principal Aquifer.

1. The adequacy of the desk study information available for this site
The desk study information was found to be adequate in an earlier review.

2. The adequacy of the site investigation
The calibration certificates have now been provided for the gas monitoring equipment, the site investigation has now been found to be adequate.

3. The adequacy of the final risk assessment
The final risk assessment was found to be adequate in an earlier review.

4. The acceptability of the proposed remediation strategy
The following measures are proposed so that the contamination identified on site no longer presents a risk:

o Consultation with UU regarding potable water pipe selection.
o WAC testing of waste soils prior to disposal (preliminary assessment shown soils chemically non-hazardous/inert with the exception of soil from TP10 at 1.00m bgl (north-eastern part of the site) which was classed as hazardous due to elevated lead and zinc. Statistics have been applied which have classed the soils as non-hazardous/inert.
o Invasive species not observed but recommended a qualified consultant ecologist confirms this.

On the basis of the above information, I can confirm that this formally discharges Condition 4a of planning approval 111921/FO/2016/N1.

For your information, the following is still required to formally discharge Condition 4b.

A watching brief should be undertaken for unexpected contamination and a site completion should be submitted on completion of the ground works to contain the following:

o Findings of the watching brief.
o Copies of any waste transfer notes.
o Consultation with UU regarding the potable water pipes.
o Consultation with an ecologist regarding invasive species.

5. Whether the information submitted is sufficient to discharge the relevant site investigation and/or gas condition of the planning approval

Before it is possible to recommend the final discharge of condition 4b from this application, the following information needs to be submitted for approval:

After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed.
o Findings of the watching brief.
o Copies of any waste transfer notes.
o Consultation with UU regarding the potable water pipes.
o Consultation with an ecologist regarding invasive species.

5) The following information has been submitted for consideration:

o Email from United Utilities Ref DE227

The information submitted as listed above has been considered and the following comments can be made. In order to discharge the drainage planning condition, further information is needed to confirm that the proposed drainage design is adequate to manage flood risk.

Based on the original comments issued by the Flood Risk Management Team on the 8 December 2016, the outstanding evidence required:

o Construction details of flow control and surface water attenuation system.

o Assessment of overland flow routes for exceedance rainfall events and/or the situation when the capacity of the inlet collection drainage system is overwhelmed during intense flash flood storms. These routes need to be designed in a way to protect the existing and proposed buildings. We noticed that the proposed cover levels of the drainage systems are in places higher than the FFL of some of the adjacent properties.

Therefore, it is not possible to formally discharge the Condition 5 of planning approval 111921/FO/2016/N1 until the matters raised have been satisfactorily addressed.

7) The following information has been submitted for consideration:

o Construction Management Plan Rev A
o Plan ref SK06 Articulated Tracking for Durant Street

The information submitted as listed above has been considered and the following comments can be made:

The City Council has concerns regarding the impact construction vehicles will have on surrounding roads. The submitted Construction Management Plan indicates that HGV vehicles are likely to overrun the kerbline and impact on existing limited waiting bays. The applicant has stated that they will restrict any damage to kerblines and footway, however further information is required regarding this. The applicant should provide condition surveys of kerblines on Baptist Street, Ludgate Hill and Sharp Street prior to and after construction works have been completed. Should the developments construction vehicles damage the highway, kerbs and footway, compensation will be required / the adopted highway made good following the development completion. The applicant should also provide further information regarding the suspension of limited waiting bays, required to facilitate HGV access to and from the site. The applicant has indicated that contractors will be encouraged to utilise existing public transport links. Should contractors require parking, this will take place via nearby public car parks. It should be noted that it is not acceptable for contractors to park on Williamson Street, Dantzic Street or Bromley Street, which already experience high levels of commuter parking.

The applicant should also confirm the following:
o Vehicles accessing / egressing the site should use banksmen at all times.

o The applicant should ensure that construction vehicles are scheduled to avoid stacking onto the adopted highway.

The construction hours in section 12 are not correct, the hours need to be changed to comply with the MCC approved hours for construction sites:

Monday to Friday	07:30 to 18:00
Saturday	08:30 to 14:00
Sunday and Bank Holiday	No work

Therefore, it is not possible to formally discharge the Condition 7 of planning approval 111921/FO/2016/N1 until the matters raised have been satisfactorily addressed.

8) The following information has been submitted for consideration:

o Email correspondence between Norman Redhead at GMAAS and Adrian Cronin at Create Construction dated September 2016

The information submitted as listed above has been considered and the following comments can be made.

A Written Scheme of Investigation has been prepared by Archaeological Research Services (ARS), which the Greater Manchester Archaeological Advisory Service (GMAAS) have previously approved. This is for more detailed targeted excavation set out under stage 1 of the archaeology condition no. 8. It was agreed with ARS that formal evaluation trenching was not necessary as ground investigation work (with the presence of an archaeologist) had demonstrated that significant archaeological remains survive across most of the site. The proposed excavation areas are focused on early workers' housing at a key period in Manchester's early historic development.

The archaeological excavations have not yet taken place so it is not possible at this stage to recommend discharge of the condition. However, the developer is working towards meeting the archaeological requirements set out in the staged condition. GMAAS will confirm when the archaeological site investigations are satisfactorily completed so that development ground works can commence. Of course, following these site works there will need to be post excavation analysis, a report on the results, deposition of the archive and publication/dissemination of the results for the benefit of the local and wider community.

Therefore, it is not possible to formally discharge the Condition 8 of planning approval 111921/FO/2016/N1 until the matters raised have been satisfactorily addressed.

16) The following information has been submitted for consideration:

o Create Construction Local Economics Benefits plan v2

The information submitted as listed above has been considered and the following comments can be made.

The comments made previously in relation to Version 1 of the Plan requested that recruitment for the end use (receptionists, chefs, cleaners, etc) could be done through the Employer Suite (service offer attached) to ensure that Manchester residents benefit from these opportunities. There is no reference of this in Version 2 submitted.

Also, there remain blanks within the Local Labour Agreement chapter at the end of the document including Local Manchester Employment agencies within a) and b), and local companies within c). These should be completed accordingly.

Therefore, it is not possible to formally discharge the Condition 16 of planning approval 111921/FO/2016/N1 until the matters raised have been satisfactorily addressed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Work & Skills Team
Greater Manchester Archaeological Advisory Service

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH1