Deloitte.
Real Estate

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT
United Kingdom

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitterealestate.co.uk

Direct phone: +44 161 455 6272
rpoole@deloitte.co.uk

27 July 2017

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

F.A.O Angela Leckie

Dear Angela,

Planning Permission Ref. 114818/FO/2016: Surface Car Park Bound By Ducie Street to the South / Rochdale Canal to the North and West & the Remainder of The Car Park.

Discharge of Planning Conditions 4, 5, 6, 7, 15, 20 and 26.

On behalf of our clients, Evans Dakota Hotels Ltd, I write with regard to the above Planning Permission, granted permission subject to conditions on 07 April 2017.

Please find enclosed with this letter an application to discharge conditions 4, 5, 6, 7, 15, 20 and 26 attached to this consent, together with the required information to do so.

Condition 4 – Material Sample Programme

Condition 4 is worded as follows:

> *4) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:*
>
> *(a) A programme for the issue of samples and specifications of all material to be used on all external elevations of the development. The programme shall included timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management*
>
> *(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above."*

The 'Material Programme' prepared by KPP details the programme for the issue of samples and specifications of all material to be used on all external elevations and a programme for the issue of the Quality Control Management Strategy. Plan reference 2019-02-022 'Sample Panel Proposed Details' is also submitted providing details of the sample panel that will be erected on site. In line with the programme we will arrange an on-site meeting to view the sample panel at the end of July. On this basis we request the condition is partially discharged in relation to part (a).

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Condition 5 – Phase 2 Site Investigation and Preliminary Risk Assessment

Condition 5 is worded as follows:

> *"a) Before the development hereby approved commences, 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).*
>
> *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 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. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development 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.*
>
> *(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 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. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development 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.*
>
> *c) When the development 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.*
>
> *d) 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."*

The enclosed Phase 2 Ground Investigation Report, otherwise known as a 'Preliminary Risk Assessment' in relation to part (a) and a Remedial Strategy Report prepared by JPG in relation to part (b), identify the status of the development site contamination and the required remediation strategy. We therefore request that this condition be partially discharged in relation to (a) and (b).

Condition 6 – Public Realm Works

Condition 6 is worded as follows:

> *"Prior to the commencement of development a programmes for submission of final details of the public realm works as shown in dwg number RF16-384-LO1 Rev A shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:*
>
> *(a) Details of the proposed hard landscaping materials;*
> *(b)Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building on Ducie Street and abutting the Canal;*

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
(d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;
(e) Details of the proposed street furniture including seating, bins and lighting;
(f) Details of external steps and handrails; and
(h)Details of a signage strategy in relation to way finding within the development and associated public realm; and
(i) A strategy for the planting of street trees within the pavements on Ducie Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of on going maintenance;

and shall then be submitted and approved in writing by the City Council (in consultation with the Canal and Rivers Trust in relation to items a,b,e and f) as local planning authority in accordance with the programme as agreed above. The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place."

The 'Landscape Material Programme' prepared by KPP details the programme for the issue of samples and specifications of all material to be used on public realm works as part of the development. Information will be submitted in line with this programme. On this basis we request that the pre-commencement element be discharged.

Condition 7 – Construction Management Plan

Condition 7 is worded as follows:

"Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy and swept path analysis;
*Parking of construction vehicles and staff;
*Sheeting over of construction vehicles;
A method statement to protect the Rochdale and Ashton Canals from accidental spillages, dust and debris in relation to site clearance, earth moving shall take place or material or machinery brought on site

Development shall be carried out in accordance with the approved construction management plan."

A Construction Management Plan has been prepared by GMI Construction to fully discharge this condition.

Condition 15 – Piling

Condition 15 is worded as follows:

"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 groundwater. The development shall be carried out in accordance with the approved details."

A Piling Risk Assessment has been prepared by JPG which sets out the proposed piling design and confirms that there will be no resultant unacceptable risk to groundwater to satisfy this condition. On this basis we ask for the condition to be fully discharged.

Condition 20 – Local Labour Agreement

Condition 20 is worded as follows:

> *"Prior to development commencing 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 thereafter."*

A Local Labour Agreement has been prepared by the main contractor, GMI. It outlines the commitment by GMI to provide employment and skills opportunities for the community as the scheme develops. On this basis we ask for the condition to be fully discharged.

Condition 26 – Flat Roof Details

Condition 26 is worded as follows:

"Notwithstanding the details submitted with the application, prior any above grounds works, final details of the flat roof including the section of the edge detail shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above."

A Roof Fascia Detail has been prepared by KPP which provides details of the flat roof. On this basis we ask for the condition to be fully discharged.

Application Documentation

The following documents are submitted as part of this application:

- Conditions Discharge Application Form;
- Material Programme – prepared by KPP;
- Phase 2 Ground Investigation Report – prepared by JPG;
- Remedial Strategy Report – prepared by JPG
- Landscape Material Programme – prepared by KPP;
- Construction Management Plan – prepared by GMI;
- Piling Details – prepared by JPG;
- Local Labour Agreement – prepared by GMI;
- Roof Details – prepared by KPP; and
- A cheque for £97 in respect of the application fee.

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Please contact myself or my colleague Frances Hampson (0161 455 6766) if you have any questions or require any further information. Otherwise, I look forward to receiving confirmation that the above conditions can now be discharged.

Yours sincerely,



Rachel Poole
For Deloitte LLP