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 6512
johcooper@deloitte.co.uk

15 June 2017

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

FAO Rob Griffin

Dear Rob

Owen's Park, Fallowfield Campus Redevelopment - Application for Discharge of Conditions attached to Planning Permission 110184/FO/2015/S1

On behalf of the Applicant, the University of Manchester, please find enclosed an application to agree details reserved by conditions attached to Planning Permission 110184/FO/2015/S1 and relating to Phase 1A of the Owen's Park Fallowfield Campus redevelopment project.

1.1 Context

In December 2015, Planning Permission was granted by Manchester City Council on behalf of the Applicant for:

"Full planning application for development comprising the erection of buildings between two and six storeys in height to form: student accommodation (2313 bedrooms), wardens accommodation, kitchen and maintenance facility, student facilities, energy centres and associated parking, landscaping, boundary treatments and other infrastructure works following demolition of The Limes and Oak House Halls of residence and associated buildings; and, Outline application with all matters reserved for development comprising the provision of student accommodation (896 bedrooms), retail floorspace (for A1,A2,A3 use class to a maximum of 1400m2 Gross Internal Area), Doctors Surgery (maximum floorspace 200m2 Gross Internal Area), and student facilities, in buildings to a maximum height of 15.1 metres following the demolition of Owens Park Halls of residence and associated buildings"

This application seeks the discharge of Condition 5, 8 and 10 in relation to Phase 1A (to become Phase 1, as described below and referred to as Phase 1 hereafter) of the project.

The naming conventions for the phases of the project are subject to change following a Section 96a application (Non-Material Amendment), submitted to Manchester City Council on 01 June 2017 (LPA Reference: 116549/NMC/2017). The new phasing of the project proposes to separate out Phase 1A into three parts and the revised phasing plan also renames Phase 1B and Phase 2, summarised as follows:

- Phase 1A - Phase 1, Phase 4 and Phase 2a;
- Phase 1B - Phase 2; and

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- Phase 2 - Phase 3 (Outline Approval).

For completeness, the proposed phasing plan as submitted under LPA reference 116549/NMC/2017 is enclosed with this application (drawing reference P00_00_(0-)_Z0_A_002-P11), which clearly outlines the phases of the project.

1.2 Condition 5a - Site Investigation and Remediation Report (Phase 1)

Condition 5 is worded as follows:

"No development shall commence within each phase of development until:

a) 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 that phase of development has been submitted to and approved in writing by the City Council as local planning authority. 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 of that phase shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) as relevant to that phase of development 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 as relevant to each phase of development shall be carried out as relevant to that phase, 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) 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. 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."

In order to provide the details requested by Condition 5 (Part a) for the full Phase 1 area and to discharge the pre-commencement element of this Condition, a Phase 1 Remediation Strategy prepared by Coffey is enclosed with this application.

As detailed in the enclosed Remediation Strategy prepared by Coffey, the risk assessment process has identified potential geo-environmental risks to human health from contamination at shallow depths within the Made Ground of Phase 1. These risks are characterised as:

- HIGH/MODERATE with respect to risk from asbestos.
- MODERATE with respect to ground gas.
- LOW in relation to soil contamination with exceedances of arsenic, lead and polyaromatic hydrocarbons (PAH).

These result in the need for geo-environmental remedial activities and risk mitigation. In broad terms, the scope of geo-environmental remedial actions required are summarised as:

- The risk of chronic exposure to asbestos is to be managed by the adoption of good general working practices (during all ground-works) together with guidance and direction from a suitably qualified and experienced asbestos specialist.

- A contingency, during the redevelopment ground works, for encountering ground that is locally impacted with contaminants such as further asbestos-containing matter, hydrocarbons or similar; this will involve communications between the Contractor and Coffey, site visits at appropriate times (e.g. during site clearance, and if/when suspect ground conditions are encountered), and may necessitate further sampling and laboratory testing, with additional assessment and provision of recommendations.
- Investigation and delineation of impacted ground at BH05/1A, BH07/1A and BH15/1A with regard to asbestos, PAH, TPH and metals.
- Sorting, segregation and possibly additional testing of site-won soil materials, particularly if such are to be re-used in the redevelopment (e.g. as uncontaminated capping soils in new/modified landscaped areas).
- Ensuring that the upper 600mm of soils in such landscaped/soft-standing parts of the site are uncontaminated, in particular, are devoid of asbestos and PAH.
- Gas protection measures in accordance with Characteristic Gas Situation (CGS) 2 (Ref. 3).
- Japanese Knotweed removal and treatment.

Upon completion of the remediation works described in this document, a Validation Report is to be prepared for Phase 1 including details of the works undertaken by presenting factual data and records. The required list of records, to be kept by the Contractor and sent to Coffey for validation, include:

- Validation laboratory test results, including the location of where and at what depth samples were taken.
- Validation pit photographs and logs, including the location of each pit.
- Soil import and export records, including location of sources and the volumes imported/exported.
- Certificates and import records of any geosynthetics used in the remedial works.
- Coffey's site visit records, and other photographic evidence including photographs of gas protection measures.

The Validation Report is to assess conformity and demonstrate compliance of the implemented remedial measures with the requirements set out in this strategy. The Validation Report will be submitted to the Planning Local Authority for their review and approval following site completion works.

On the basis of the information summarised above and provided within the enclosed supporting documents, it is considered that the relevant information required by Condition 5a in relation to Phase 1 of the Owen's Park development has been provided to satisfy the above condition. Further submissions will be made in relation to later phases of development as and when they come forward.

1.3 Condition 8 and 10 - Surface Water Drainage Strategy and Drainage Implementation and Maintenance Strategy

Condition 8 is worded as follows:

"No surface water drainage works shall be undertaken on site (or any phase of development on site) until the details of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with details that have been submitted to and approved in writing by the local planning authority."

Condition 10 is worded as follows:

"No surface water drainage works shall be undertaken on site (or any phase of development on site) until details of the implementation, maintenance and management of any sustainable drainage scheme required under condition 8 of this approval have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings

- As built construction drawings if different from design construction drawings

- Timetable for its implementation, and

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime."

The following documents and plans have been submitted to satisfy Condition 8 and the pre-commencement element of Condition 10 for Phase 1:

- Drainage Strategy and SuDS Maintenance report, prepared by BDP;
- Proposed Drainage Details Plan reference P0_00_(52)_Z0_C_200;
- Site Wide Drainage Strategy Connection Works Plan reference P0_00_(52)_Z0_C_203;
- Drainage Details (1 of 2) reference P0_00_(52)_Z0_C_300;
- Drainage Details (2 of 2) reference P0_00_(52)_Z0_C_301; and
- Revised Phasing Plan submitted as part of 116549/NMC/2017 (Drawing Reference: P00_00_(0-)_Z0_A_002-P11)

To satisfy Condition 8, the construction details of the proposed foul and surface water drainage systems are provided within the enclosed plans. Details include site wide connections and specific engineering solutions to ensure that water attenuation on site is maximised and a sustainable drainage system is implemented on site. As identified in the Flood Risk Assessment dated September 2015, prepared by BDP, it is proposed to restrict the discharge from the development to the existing total runoff rate by 50% over a 30 year period through implementation of the proposed drainage system.

In relation to the pre-commencement element of Condition 10, the management and maintenance of the proposed drainage system is enclosed within the Drainage Strategy and SuDS Maintenance report prepared by BDP. This confirms that the site is to be managed and given routine maintenance checks by a dedicated University of Manchester facilities management team. With regard to the timescales for implementation, the physical drainage works for Phase 1 are due to commence in August 2017, prior to above ground works commencing.

The Fallowfield Campus is a large 'multi-occupancy' site under the ownership of The University of Manchester. The site is a single curtilage / property under the Transfer of Private Sewers Regulations (2011) and, in relation to the management and maintenance during the lifetime of the development, it is considered unlikely that any new drainage would be adopted as a public drain or sewer by United Utilities.

In relation to maintenance of the drainage system, inspections will be carried out within 12 months of installation on the proposed 'Tubodiser' attenuation system, which in itself requires no regular maintenance. Should any maintenance be required following visual inspection, the system is equipped with manhole access points and ladders to gain entry to provide access.

Swales will also be introduced on site as a measure of slowing the rate at which surface water runoff enters the drainage network, which will convey water towards the attenuation tank. The swales will be maintained on a monthly basis through inspections, which will check for blockages, soil erosion and remove any debris or unwanted plant growth. Seasonal inspections will be undertaken to ensure plant growth is maintained through seasonal fluctuations, ensuring the proper function of the swales and drainage of surface water.

Once the site drainage works have been undertaken, a verification report providing photographic evidence of construction as per design drawings will be provided to satisfy the remaining requirements of Condition 10. Should there be any variance between the proposed and as built construction drawings, details will be provided to the Local Planning Authority upon completion of these drainage works.

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1.4 The Submission

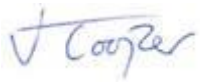
As agreed with the Local Planning Authority, the following documents have been submitted to Manchester City Council via the online Planning Portal:

- Condition Discharge Planning Application Form;
- Phase 1 Remediation Strategy and Appendices, prepared by Coffey;
- Drainage Strategy and SuDS Maintenance, prepared by BDP;
- Proposed Drainage Details Plan reference P0_00_(52)_Z0_C_200;
- Site Wide Drainage Strategy Connection Works Plan reference P0_00_(52)_Z0_C_203;
- Drainage Details (1 of 2) reference P0_00_(52)_Z0_C_300;
- Drainage Details (2 of 2) reference P0_00_(52)_Z0_C_301; and
- Proposed Phasing Plan reference P00_00_(0-)_Z0_A_002-P11.

Please find a cheque made payable to Manchester City Council for £97 in respect of the application fee for the application to agree details reserved by condition.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details please contact myself using the details provided or Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours faithfully,



John Cooper
Deloitte LLP

Encs: Phase 1 Remediation Strategy and Appendices, prepared by Coffey; Drainage Strategy and SuDS Maintenance, prepared by BDP; Proposed Drainage Details Plan reference P0_00_(52)_Z0_C_200; Site Wide Drainage Strategy Connection Works Plan reference P0_00_(52)_Z0_C_203; Drainage Details (1 of 2) reference P0_00_(52)_Z0_C_300; Drainage Details (2 of 2) reference P0_00_(52)_Z0_C_301; and Proposed Phasing Plan (as submitted under LPA reference 116549/NMC/2017) P00_00_(0-)_Z0_A_002-P11).