

6 June 2025

Planning Department
Manchester City Council
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FAO Robert Griffin

University of Manchester, Fallowfield Campus | Application to Discharge Conditions 17, 18, 20(a), 21, 25, 33(a) and 34(a) attached to Planning Permission Ref. 138126/00/2023

On behalf of John Graham Construction Ltd., please find enclosed an application to fully discharge Conditions 17 (Demolition Management Plan), 18 (CEMP), 20a (Contamination), 21 (Piling), 25 (EV Charging), 33a (Acoustic Insulation) and 34a (Acoustic Insulation) attached to Planning Permission Ref. 138126/00/2023.

Background

On 19 January 2024, Outline Planning Permission (Ref. 138126/00/2023) was granted for the phased redevelopment of the Site to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms with associated facilities.

The description of development as stated on the Decision Notice is as follows:

“Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads”.

Following this, a Reserved Matters Application (Ref. 142387/MO/2025) was submitted on 11 March 2025 to provide details on appearance, landscaping, layout and scale of the development. The application is currently awaiting determination.

Concurrently, a Discharge of Condition application (Ref. CDN/25/0230) was submitted on 11 March 2025 to discharge Conditions 10, 13, 15(a), 16, 17, 18, 20(a), 22, 24, 25, 26, 32(a), 33(a), 34(a), 36(a), 37(a), 40(a), 41(a) and 41(b) attached to Planning Permission Ref. 138126/OO/2023. Whilst a number of conditions were discharged under this application (15, 16, 22, 36(a), 37(a), 40a, 41(a) and 41(b)), insufficient information was provided to discharge Conditions 17, 18, 20(a), 25, 33(a) and 34(a). This new application therefore seeks to discharge these conditions.

Discharge of Conditions

This application is being submitted to fully discharge Conditions 17, 18, 20a, 25, 33a and 34a, along with Condition 21 attached to the Outline Planning Permission. Table 1 below, outlines each condition to be discharged under this application, and provides details as to the information submitted to meet requirements.

Table 1- Conditions to be discharged

Condition Wording	Documents Submitted	Partial or Full Discharge
Condition 17- Demolition Management Plan <i>Prior to the commencement of demolition works including site and vegetation clearance within any phase of development, a demolition management plan outlining working practices shall be submitted to and approved in writing by the City Council as local planning authority, which for the avoidance of doubt shall include:</i> <i>1. Measures to control noise and vibration;</i> <i>2. Method statement for the removal, storage, and timescale for the submission of a scheme for the re-use of features within the site identified as being of heritage value within the approved Heritage, Townscape, Visual, Impact Assessment</i> <i>3. Dust and smoke suppression measures;</i> <i>4. Sheeting of construction vehicles.</i> <i>5. Avoidance strategy for nesting birds,</i> <i>6. Management of mammals and hedgehog,</i> <i>7. the phasing and quantification / classification of vehicular activity associated with the demolition</i> <i>8. Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway;</i> <i>9. A highway dilapidation survey, the survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site;</i> <i>10. Contractor parking provision.</i>	Demolition Environmental Management Plan (Doc ref: DEMOLITION_ENVIRONMENT_MANAGEMENT_PLAN-29-05-2025), prepared by Graham. The Demolition Environment Management Plan (DEMP) details the specific demolition environmental risks, and proposed environmental management mitigation, in accordance with legislative and other requirements and construction industry best practice. It covers all elements of Condition 17 in addition to information regarding the demolition programme, working hours, traffic management, local labour agreements, waste management plan, and emergency response plans. As requested by EHO, the DEMP also includes Swept Path Analysis; and further site access information.	Full

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>The demolition works shall only be carried out in accordance with the approved management plan.</i>		
Condition 18- CEMP <i>Prior to the commencement of construction works including any site or vegetation clearance within any phase of development, a construction and environmental management plan outlining working practices in relation to that phase, shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include:</i> <i>1. Measures to control noise and vibration;</i> <i>2. Dust suppression measures;</i> <i>3. Sheeting of construction vehicles.</i> <i>4. Avoidance strategy for nesting birds.</i> <i>5. Management of mammals and hedgehog.</i> <i>6. The phasing and quantification / classification of vehicular activity associated with the construction.</i> <i>7. Utility works and associated traffic management</i> <i>8. Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.</i> <i>9. Contractor parking provision.</i> <i>10. A highway dilapidation survey, the survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.</i> <i>The development shall be carried out in accordance with the approved management plan.</i>	Construction and Environment Management Plan (CEMP) (Doc ref: PF10-PR10-43-F001) prepared by Graham. The submitted CEMP addresses all requirements outlined under Condition 18, including measures to control noise, vibration, and dust, protocols for sheeting construction vehicles, strategies for protecting nesting birds, mammals, and hedgehogs, a detailed phasing and quantification of vehicular activity, management of utility works and associated traffic, evidence of satisfactory routeing within the site and adjacent highways, provisions for contractor parking, and a comprehensive highway dilapidation survey with photographic evidence. As requested by EHO, the CEMP includes a Noise Management Plan; Vibration Risk Assessment; Swept Path Analysis; and further parking displacement information.	Full

Condition Wording	Documents Submitted	Partial or Full Discharge
Condition 20 (a)- Contamination <i>a. Before the development within each phase commences, with the exception of demolition and site clearance, 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 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.</i> <i>b. When the phase of development commences, that phase of development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to</i>	• Ground Conditions Phase 1 Desk Study Report (Doc ref: UoMF-BH-XX-XX-RP-GE-0001) prepared by Buro Happold. • Details of Proposed Additional Ground Investigation Works (Doc ref: 03847AB_L_003A_JMB-GI), prepared by Coffey Geotechnics Ltd. • Unexploded Ordnance Risk Assessment (Doc Ref. DA20699-00), prepared by 1st Line Defence. • Geotechnical Interpretative Report (Doc ref: UMRP-COF-XX-XX-RP-Y-00003), prepared by Coffey The Phase 1 Desk Study Report suggests low to moderate risk to demolition/ construction workers and degradation of water quality from made ground/ demolition debris. It also recommends preparing a UXO desk study to provide a thorough assessment of UXO risk on site advise on mitigation measures. The accompanying Letter provided by Coffey Geotechnics Ltd outlines a scope for additional ground investigation works. As requested by MCC, a Geotechnical Interpretative Report (Doc ref: 03847AB), prepared by Coffey has been submitted with this application.	Partial discharge in relation to part (a)

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>occupation 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 in each phase 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.</i>	This document details all further intrusive investigations. The investigation reveals that the Site comprises of Made Ground and glacial clay over weathered sandstone, which is unsuitable for founding. Shallow foundations might be feasible, depending on load and settlement criteria, while piled foundations into the sandstone are suitable for higher loads. Key risks identified include asbestos in the Made Ground (which can be mitigated by standard precautions like dampening, PPE, and training) and potential groundwater contamination from piling (which can be mitigated by contractor best practices). Further review is required upon receipt of outstanding lab results for asbestos, water chemistry, and point load testing.	
Condition 21- Piling <i>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.</i>	Letter from Coffey to Kennedy Redford dated 24 January 2025 (Doc ref: 03847AB_L_002B_JMLC-PileRisk) The letter confirms that there are no significant pollutant source-pathway-receptor linkages present as a result of the CFA piling activities.	Full

Condition Wording	Documents Submitted	Partial or Full Discharge
Condition 25- EV Charging <i>Prior to the commencement of development in each phase, with the exception of demolition and site clearance, full details of electric car charging points to be installed with that phase of development shall be submitted to and agreed in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of that phase of development and retained thereafter.</i>	Fast Charging Twin Charger Datasheet (Doc Ref: PP-D-210225-1-pod-point-twin-datasheet), prepared by Pod Point The Transport Assessment submitted under the Reserved Matters Application confirms that 20% of the 17 proposed car parking spaces will have EV charging. As requested by MCC, full details of car charging points have been provided in Fast Charging Twin Charger Datasheet (Doc Ref: PP-D-210225-1-pod-point-twin-datasheet), prepared by Pod Point, which has been submitted with this application. The submitted Pod Point specification Data Sheet outlines the equipment specification and confirms a maximum power of 22kw for chargers. Infrastructure will include adequate incoming mains services to account for vehicle charging, space with boards and switches to allow installation of vehicle charging. Duct networks and wireways will be sized and installed to allow installation of cabling and equipment for electrical charging.	Full
Condition 33a- Acoustic Insulation <i>a) Prior to the commencement of development within each phase, with the exception of demolition and site clearance, a scheme for the acoustically insulation of</i>	Noise Impact Assessment (Doc ref: UMRF-CDL-XX-XX-RP-O-45010 P03), prepared by Cundall. Based on predicted noise levels, suitable specifications have been provided for façade / glazing elements. The	Partial discharge in relation to part (a)

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>buildings to limit the breakout of noise in accordance with a noise study of the buildings and a scheme of acoustic treatment shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.</i> <i>b) Prior to the occupation of the relevant phase of development a verification report shall be submitted to and agreed in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved scheme. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.</i>	assessment has found that standard double glazing will be suitable, and thermal requirements of proposed glazing systems should see acoustic criteria achieved by default. An initial noise assessment based on preliminary plant selection has been undertaken. This has found slight exceedances of current external plant, and therefore further mitigation is required through the design process. The mitigation measures outlined herein are considered achievable through design, and it is therefore considered that the assessment of plant noise feasibility demonstrates plant noise can be controlled to suitable levels to nearby receptors. As requested by MCC, the Noise Impact Assessment has been updated to include Calibration certificates for the Microphone serial number 2551 to discharge this condition.	
Condition 34a- Acoustic Insulation <i>a) Prior to the commencement of development within each phase, with the exception of demolition and site clearance, a scheme for acoustically insulating the proposed residential accommodation against noise from Wilmslow Road and Moseley Road in relation to that phase shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require</i>	Noise Impact Assessment (Doc ref: UMRP-CDL-XX-XX-RP-O-45010 P03), prepared by Cundall. Chapter 4 of the Noise Impact Assessment considers road traffic noise propagation, specifically from Wilmslow Road and Mosley Road. As requested by MCC, the Noise Impact Assessment has been updated to include an overheating assessment and addresses noise level issues. It	Partial discharge in relation to part (a).

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>consideration on or near the site, including any local commercial/industrial premises.</i> <i>The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.</i> <i>The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied within each relevant phase. Noise survey data shall include measurements taken during a rush-hour period and nighttime to determine the appropriate sound insulation measures necessary.</i> <i>b) Prior to first occupation of the residential units within each phase, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved scheme. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.</i>	proposes using MVHR units for ventilation, eliminating the need for open windows in habitable rooms. Windows will be closed at night, complying with Approved Document O. A daytime overheating assessment shows noise levels with open windows are acceptable. Façade noise levels are predicted up to 59 dBA/58 dBA (day/night) near roads, but double glazing will ensure acceptable internal levels. External amenity areas are mostly below 50 dBA. Plant noise may slightly exceed limits, but mitigation is proposed. Entertainment noise is predicted to comply with MCC limits, and a noise limiter is recommended.	

Application Submission

The application is submitted alongside the reports highlighted in Table 1, alongside the application form and requisite fee.

The application has been submitted through the Planning Portal (Ref. PP- 14045368).

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Conditions 17, 18, 20(a), 21, 25, 33(a) and 34(a) as outlined above.

If you require any further details, please do not hesitate to contact Kelly McCann (kmccann@deloitte.co.uk / +44 161 455 6671) or Ragini Dutta (raginidutta@deloitte.co.uk / +44 330 138 6276).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP