



AshtonHale

Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via Planning Portal (ref PP-13882831)

24th March 2025

Dear Sir / Madam,

Application to Discharge Conditions 5(a), 10, 12, 41 and 43(a) of Application Ref 132214/FO/2021

On behalf of our client Capital and Centric (Nineteen) Limited ('the Applicant'), please find enclosed an application to discharge conditions 5a (partial discharge), 10, 12, 41 and 43a (partial discharge) pursuant to permission 132214/FO/2021 at Land South of Chapeltown Street, Manchester, M1 2WH ('the Site'). Permission was granted on 01 December 2022 for the following description of development:

Erection of a 15 storey building to form 107 apartments (Use Class C3) at floors 1 to 15, residential amenity facilities including a roof terrace (level 14), associated ground floor cycle storage (68 spaces), two ground floor commercial units (Use Class E/ Sui Generis (Drinking Establishment), multipurpose events Pavilion (Use Class E/ Sui Generis (Drinking Establishment), associated landscaping to site perimeter and rooftop PV panels.

Condition 5a

Condition 5 states:

a) *Notwithstanding the Phase 1 Desk Study and Preliminary Geo-environmental Assessment, WML Consulting, Reference 9861G-WML-XX-ZZ-RP-G-0001, dated 14 October 2021 and the preliminary risk assessment, prior to the commencement of the development the following information should be submitted for approval in writing by the City Council, as Local Planning Authority:*

- *Intrusive investigation assessment;*
- *Updated final risk assessment;*
- *Remediation Strategy.*

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 132214/FO/2021 Page 6 of 24 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 prior to the first occupation of the residential element of the scheme.*

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 support the discharge of part 'a' of this condition that relates to pre-commencement activities, the following documents have been submitted:

- Phase 1 Desk Study and Preliminary Geoenvironmental Assessment, October 2021- prepared by WML Consulting
- Geo-Environmental Investigation & Assessment, November 2022- prepared by WML Consulting
- Remediation Strategy, November 2022- prepared by WML Consulting.

Condition 10

Condition 10 states:

Notwithstanding the details as set out within condition 2 no development shall take place until surface water drainage works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards.

In order to discharge the above drainage condition the following additional information has to be provided:

- *Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;*
- *Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*
- *Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building;*
- *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.*

- Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

To comply with Condition 10, WML Consulting have prepared a Drainage Proposals Report (dated March 2025). It is considered that the information contained within the report adequately addresses the requirements of this condition.

Condition 12

Condition 12 states:

No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

- A phased programme and methodology of investigation and recording to include: - archaeological evaluation trenching; - pending the results of the above, a targeted open-area excavation.
 - A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance.
 - Deposition of the final report with the Greater Manchester Historic Environment Record.
 - Dissemination of the results of the archaeological investigations commensurate with their significance.
 - Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Civic Heritage have prepared a report titled 'Project Design: Excavation' in order discharge Condition 12. The report details the phased programme of activity that will be used during archaeological investigations at the site.

Condition 41

Condition 41 states:

Before development commences final details of the wind mitigation to the rooftop terrace as shown in dwg BDP-FRS-XX-14-DR-A-200211 P10 and confirmation from a suitably qualified Wind Consultant that this would be adequate shall be submitted to and approved in writing. The approved scheme shall be implemented prior to any use of the terrace commencing and thereafter retained and maintained in situ.

GIA Surveyors Limited have prepared a Wind Microclimate Technical Note that outlines the wind mitigation impacts of the proposed landscaping to the proposed level 14 terrace. The Technical Note confirms that there is no wind safety risks to terrace users, and that conditions for any seating areas would experience wind conditions suitable for sitting.

Condition 43a

Condition 43 states:

- a) No development, hereby approved, shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. Development shall be carried out fully in accordance with the approved UXO risk management and mitigation programme / plan.*
- b) No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph a) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.*
- c) If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present, no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.*

In order to discharge part 'a' of this condition, a Detailed Unexploded Ordnance Threat & Risk Assessment (prepared by Alpha Associates) has been submitted with this application.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please do not hesitate to contact me.

Yours sincerely,



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AshtonHale Ltd