



Paul Butler Associates

Planning, Development & Heritage Consultants

21 January 2025

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

22.1839/cd2

FAO Michael Pearson

Dear Mrs Roscoe,

**Application for Approval of Details Reserved by Condition
Former All Souls Rectory, Every Street, Manchester, M4 7DQ**

136140/JO/2023 'Variation of planning permission 128924/JO/2020 to make elevational alterations including alteration to roof together with the configuration of the car parking area, means of access and landscaping'

On behalf of our client McCaul Developments Ltd, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. The application relates to the discharge of conditions 2, 8, 9, 15 and 16 attached to Planning Permission 136140/JO/2023. We are eager to discharge these conditions as soon as possible to allow works to progress on site.

This letter sets out the numbered conditions for which 'discharge' is sought, together with an overview of the information submitted in response. This submission follows a previous condition discharge application submission which was determined on 5 April 2024 (reference: CDN/24/0076). Feedback on this previous condition discharge application is duly responded to:

Condition 2 – Materials samples and specifications

Condition 2 states:

'No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development, aside from the approved brick type (Wienerberger Bradfield Multi), have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the approved details.'

Reason – To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.'

Manchester City Council Officers have visited the site on 11.04.2024 and 22.11.2024, whilst various correspondence regarding materials has also taken place. In response to this condition a 'Materials Sign-Off Schedule' prepared by McCaul Developments has been submitted.

Condition 8 - Scheme for acoustically insulating the residential accommodation against noise

Condition 8 states:

'8) Before first occupation of the residential accommodation hereby approved, a scheme for acoustically insulating the residential accommodation against noise from Every Street shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved noise insulation scheme shall be completed before any of the flats are occupied and shall thereafter retained.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy'.

Previous MCC feedback in relation to application CDN/24/0076 stated:

'The acoustic report (Lighthouse acoustics, 12 September 2023), has concluded that upgraded glazing and mechanical ventilation are required for the Every Street facade. It has also recommended that an additional overheating assessment is undertaken in conjunction with the acoustic report due to need to keep windows closed at night. This further assessment is required as well as an assessment of associated external plant noise'.

In response to this condition the following information is submitted:

- Acoustic Planning Report (ref: 1132/APR1) dated 12 September 2023
- Acoustic Review Report (ref: 1132/APR1) dated 10 April 2024
- Every Street, Manchester TM59 Overheating Analysis (ref: 2023.099) June 2024

Condition 9 - Landscape Scheme

Condition 9 states:

'9) Prior to the commencement of any above ground works, a hard and soft landscaping scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details. If within five years of the date of the completion of the development any tree or shrub is removed, uprooted, destroyed, fails, 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 in its place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy'.

Manchester City Council Officers have visited the site on 11.04.2024 and 22.11.2024, whilst various correspondence regarding materials has also taken place. In response to this condition a 'Materials Sign-Off Schedule' prepared by McCaul Developments has been submitted.

The following drawings are also submitted:

- 23-301 / 001 Rev D 'Hard Landscaping Plan'
- 23-301 / 002 Rev A 'Soft Landscaping Plan'
- A695_P_4000C 'External Gate and Wall Details'

Condition 15 - Contamination

Condition 15 states:

'15) The development hereby approved shall only be implemented in accordance with the submitted Geo Environmental Investigation and Assessment produced by WML Consulting (Ref: 7261G-WML-00-XX RP-G-0002 Rev A) received by the City Council as Local Planning Authority on 20 November 2019 and updated Ground Gas Risk Assessment produced by WML Consulting (Ref: 7261G/TPB/SCC) received by the City Council as Local Planning Authority on 1 November 2019, pursuant to condition discharge approval referenced CDN/19/0784.

To enable the full discharge of the condition, the following information is required to be submitted to and agreed in writing by the City Council as Local Planning Authority.

- (i) A post demolition Site Investigation and Risk Assessment Report;*
- (ii) Submission of a detailed Remediation Strategy (to be submitted once the additional Site Investigation Report has been completed).*
- (iii) A Completion/Verification Report to confirm that the development has been implemented in accordance with the agreed strategy. 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.*

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy'.

The following information is submitted in response to this condition:

- Ground Investigation Report (ref: 7741A) dated January 2024
- Phase 2 Geo-Environmental Investigation & Assessment (ref: 7261G-WML-00-XX RP-G-0002 Rev A) dated September 2019
- Every Street UU Risk Assessment for Water Pipes

In addition, previous MCC feedback on this condition in relation to application CDN/24/0076 is copied below with the MCC comments in black and the response on behalf of the applicant provided in red text:

'Condition 15 (Contaminated Land) - have copied my previous comments below and amended them in **bold** based on the submitted report (Ground Investigation Report. Sub Surface, Report No: 7741A, Dated: January 2024). The additional SI does not make reference to any of the previous comments. As such point vi has been covered but the others have not (excluding point viii as this can only be addressed once all works have been completed).

(i) Ground gas monitoring is still ongoing, an addendum report will need to be submitted on completion along with the calibration certificate(s) for the equipment to cover the monitoring period.

Three rounds completed, one under low and falling pressure. Two of the rounds have the same date in the addendum report so this needs correcting. Once the monitoring dates have been amended we can check the validity of the calibration certificate.

Please refer to updated report '7261G-WML-00-XX RP-G-0002 Rev A' which addresses this comment.

(ii) An updated ground gas risk assessment in accordance with current best practice once all the monitoring rounds have been completed.

The site has been classified as CS1. The report still fails to take into account/mention a former landfill site within 250m of the site (Palmerston Street).

Please refer to updated report '7261G-WML-00-XX RP-G-0002 Rev A' which addresses this comment.

(iii) Submission of a controlled waters risk assessment due to the site being located over a principal aquifer.

Not submitted yet

Please refer to updated report '7261G-WML-00-XX RP-G-0002 Rev A' which addresses this comment.

(iv) A risk assessment of potential vapours is also required due to the elevated naphthalene.

Not submitted yet

Please refer to updated report '7261G-WML-00-XX RP-G-0002 Rev A' which addresses this comment.

(v) Potable water pipe risk assessment is required.

An interim assessment has been provided, this says there are no VOCs/SVOCs yet Naphthalene was found in the site investigation. They are going to update this risk assessment following the additional SI. I can not accept the risk assessment to date.

Please refer to updated report '7261G-WML-00-XX RP-G-0002 Rev A' which addresses this comment.

(vi) Submission of a post demolition Site Investigation and Risk Assessment Report

Three mini boreholes within the footprint of the former rectory to a maximum depth of 3m bgl.

Made ground was found to a maximum depth of 1.95m bgl

Made ground was found to contain gravel sized fragments of brick, concrete, stone and bitumen.

No groundwater was encountered but the boreholes were only open for a short time period.

Three soil samples were submitted for chemical analysis for a broad suite of contaminants including asbestos.

Soil chemical results have been compared to a residential with plant uptake end use.

The only exceedance was asbestos in M2 between 0.30 and 0.70m, identified as white asbestos present as small fibre bundles (<0.001% of soil mass)

The additional SI is accepted but all my other points still need to be addressed related to the previous reporting that has been submitted.

No response required.

(vii) Submission of a detailed Remediation Strategy

To be submitted once the additional SI is done

To follow on.

(viii) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

To be submitted post completion.

To be submitted post completion of development.

Condition 16 - Drainage

Condition 16 states:

16) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion. The scheme shall include:

o 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 is required.

o Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

- o 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.*
- o 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 45% climate change in any part of a building;*
- o Hydraulic calculations to support the drainage proposal.*
- o Details of how the scheme shall be maintained and managed after completion.*

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy'.

In response to this condition the following information has been submitted:

- S106 Part 1 'Application to connect to a public sewer' Approval Notice.
- Drawing 7261G 0001 P4 'Drainage Strategy Plan'.
- Drawing 1-21590 500 C02 'Drainage Layout'.
- Drawing 1-21590 501 C01 'Drainage Details Sheet 1'.
- Drawing 1-21590 502 C01 'Drainage Details Sheet 2'.
- Every Street – DMS 1-21590 'Outline Drainage Maintenance Operations'.
- SW Hydraulic Calculations.
- Email regarding infiltration.
- Discharge of condition 16 (drainage) document – MCC Comments 15.04.2024.

Alongside this letter, the completed condition discharge application forms have been submitted, whilst payment of the condition discharge application fee (£145) has been made via the Planning Portal.

If you require any further information in order to determine the application please do not hesitate to get in touch.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Associate Director