

18 December 2024

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

F.A.O Angela Leckie

Dear Angela,

Alberton House, Manchester – Application for the Discharge of Conditions 4, 7 and 47 for Planning Permission Ref. 134287/FO/2022

Please find enclosed a Condition Discharge application submitted on behalf of Bruntwood SciTech Ltd ('the Applicant'), for the Discharge of Conditions 4 (Demolition Method Statement), 7 (Environmental Management Plan - partial) and 47 (Invasive Species Protocol) for Planning Permission Ref. 134287/FO/2022.

The Planning Permission relates to the redevelopment of the existing building at Alberton House ('the Site') to deliver a 19-storey (including mezzanine) building comprising mixed-use office development space with ancillary office amenity and commercial food and beverage space.

This application comprises this Covering Letter, and the following documentation:

- Application Form, prepared by Deloitte;
- Demolition Method Statement, prepared by PP O'Connor;
- Invasive Species Management Plan, prepared by Ebsford Environmental;
- Demolition and Environmental Management Plan, prepared by Bruntwood (including appendix – hoarding plan);
- Summary of Early Works, prepared by Bruntwood; and
- The requisite fee of £215.00 (inc. VAT)

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1. Background

The Site measures 0.25ha and is located in Manchester City Centre. It is bounded by Cardinal House to the east, St Mary's Parsonage to the south, Albert Bridge House (car park) to the west and River Irwell to the north.

On 10th November 2022, Planning Permission Ref. 134287/FO/2022 was granted for the redevelopment of the site to deliver a 19-storey building to deliver c.32,260 sqm (GEA) of office and commercial floorspace. The description of development was as follows:

“Demolition of existing building and erection of a 19 storey (ground including mezzanine, plus 18) building above basement level to form a mixed use office development with ancillary office amenity including gym for use by office occupiers, (Use Class E(g(i)) flexible commercial floorspace at ground floor and mezzanine (Use Class E (a), (b), (c) and/or drinking establishment Sui Generis), flexible office floorspace (Use Class E(g(i)) at Levels 1-16, and two floors of wellness centre (Sui Generis) at Levels 17 and 18 including ancillary food and beverage (Use Class E (a), (b), (g(i)) and/ or drinking establishment Sui Generis), cycle parking, landscaping, highways and other associated works”

Following the grant of planning permission, Bruntwood RB Limited (the original applicant) transferred ownership of the Site to Bruntwood SciTech Ltd.

Concurrent to this application for the discharge of Conditions 4, 7a and 47, Bruntwood SciTech is seeking to make Non-Material Amendments (NMA) to Planning Permission Ref. 134287/FO/2022. The NMA (PP-13458845) seeks to enable the development to be brought forward in accordance with an updated phasing plan and ultimately enable the implementation of planning permission (through the carrying out of the defined “Early Works” within the NMA).

2. Pre-Application Consultation

This application for the discharge of conditions 4, 7 and 47 for Planning Permission Ref. 134287/FO/2022 is submitted following a meeting with the Local Planning Authority and project team. This meeting took place on 10/10/2024 and discussed the proposed NMA (PP-13458845) and the discharge of Conditions 4, 7 and 47 (this application). Within this meeting, Officers confirmed they accepted the principle of what was being proposed within the NMA application and this Condition discharge application, but that further detailed discussions were required to agree the final form of amendments.

Since the meeting, the Applicant has continued to engage with the Local Planning Authority in respect of detailed amendments and condition details to be discharged. As part of pre-application engagement, the LPA has also consulted Environmental Health and FRT to discuss the scope and nature of proposals to ensure full consideration is given to potential environmental impacts.

3. Discharge of Conditions

a. Condition 4

This application for the discharge of condition 4 seeks approval against the concurrent proposed NMA condition wording (PP. 13559281). For clarity, the below table outlines the Decision Notice (Ref. 134287/FO/2022) condition wording and concurrent NMA proposed condition wording (PP. 13559281) for condition 4.

Condition No.	Decision Notice condition wording (Ref. 134287/FO/2022)	NMA Proposed Condition Wording (PP. 13559281).
4	The demolition of the existing buildings on the site shall not commence unless and until a Demolition Method Statement including the boundary treatment to the site during and following demolition has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved Method Statement shall be adhered to throughout the Demolition period. No development other than Enabling Works as set out below: 1. Site Hoarding 2. Site Clearance (including demolition of the existing buildings) and vegetation removal 3. Archaeological investigations works 4. Site remediation 5. Site investigation shall be carried out pursuant to this permission if the contract for the construction and completion of the building hereby permitted has not been let by 18 months post decision notice date and evidence provided to the reasonable satisfaction of the City Council, as Local Planning Authority. Should the construction contract not have been let with suitable evidence provided to the LPA by 18 months post decision notice date, any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out. In this event, no later than 18 months post decision notice date, a scheme shall be submitted to the City Council, as Local Planning Authority, setting out how the site shall be landscaped and maintained and thereafter the site shall be landscaped and managed in accordance with the scheme that has been approved by the City Council, as Local Planning Authority. The approved scheme shall be implemented within two months of approval	The demolition of the existing buildings on the site shall not commence unless and until a Demolition Method Statement including the boundary treatment to the site during and following demolition has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved Method Statement shall be adhered to throughout the Demolition period. No development other than Enabling Works as set out below: 1. Site Hoarding 2. Site Clearance (including demolition of the existing buildings) and vegetation removal 3. Archaeological investigations works 4. Site remediation 5. Site investigation shall be carried out pursuant to this permission if the contract for the demolition of the building hereby permitted has not been let by 36 months post decision notice date and evidence provided to the reasonable satisfaction of the City Council, as Local Planning Authority. Should the demolition contract not have been let with suitable evidence provided to the LPA by 36 months post decision notice date, any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out.

For clarity, and to enable the discharge of condition 4, as would be amended via the NMA application, this application is accompanied by a Demolition Method Statement (prepared by P.P. O'Connor) and a Summary of Early Works (prepared by Bruntwood).

b. Condition 7 (partial – early)

This application for the discharge of condition 7a seeks approval against the concurrent proposed NMA condition wording (PP. 13559281). For clarity, the below table outlines the Decision Notice (Ref. 134287/FO/2022) condition wording and concurrent NMA proposed condition wording (PP. 13559281) for condition 7.

Condition No.	Decision Notice condition wording (Ref. 134287/FO/2022)	NMA Proposed Condition Wording (PP. 13559281).
7	No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for: *Display of an emergency 24 hour contact number; *Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period; *Dust suppression Methodology; *Compound locations where relevant; * Highway Dilapidation survey; *Details of any necessary temporary traffic management measures; *Location, removal and recycling of waste and loading/unloading and storage of plant, waste and construction materials; *Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction); *Routes for construction traffic including swept path analysis; *A method statement to protect the River Irwell from accidental spillages, dust and debris in consultation with GMEU; *Parking of construction vehicles and staff; *Sheeting over of construction vehicles; *Measures to protect vulnerable road users (cyclists and pedestrians); and *Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses. *A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development; * steps to be taken to prevent the discharge of silt-laden run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway;	a) Prior to the commencement of demolition of the building shown on plans ALBH-CUR-00-00-DR-S-26-0200 and ALBH-CUR-00-ZZ-DR-S-26-0210 a demolition environmental management plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition period (early works phase). b) No works other than the demolition of the building shown on plans ALBH-CUR-00-00-DR-S-26-0200 and ALBH-CUR-00-ZZ-DR-S-26-0210 shall commence until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period (main works phase). The plan/statement shall provide for: *Display of an emergency 24 hour contact number; *Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period; *Dust suppression Methodology; *Compound locations where relevant; * Highway Dilapidation survey; *Details of any necessary temporary traffic management measures; *Location, removal and recycling of waste and loading/unloading and storage of plant, waste and construction materials; *Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction); *Routes for construction traffic including swept path analysis; *A method statement to protect the River Irwell from accidental spillages, dust and debris in consultation with GMEU; *Parking of construction vehicles and staff; *Sheeting over of construction vehicles;

	*details of the environmental pollution incident emergency response; * measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the River Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development shall be carried out in accordance with the approved construction management plan.	*Measures to protect vulnerable road users (cyclists and pedestrians); and *Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses. *A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development; * steps to be taken to prevent the discharge of silt-laden run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway; *details of the environmental pollution incident emergency response; *measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the River Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development shall be carried out in accordance with the approved construction management plan.
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For clarity, and to enable the discharge of condition 7a, as would be amended via the NMA application, this application is accompanied by a Demolition and Environmental Management Plan (prepared by Bruntwood) and accompanying appendix (hoarding plan).

c. Condition 47

With regard to Condition 47, this application also seeks to discharge this condition against the condition wording attached to the original decision notice (Ref. 134287/FO/2022). The Decision Notice wording for Condition 47 is as follows:

“Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted for approval by the City Council, as Local Planning Authority. This shall detail the containment, control and removal of Giant Hogweed at the site. The development shall be carried out in accordance with the approved protocol.”

To enable the Discharge of Condition 47, this application is accompanied by an Invasive Species Management Plan (prepared by Ebsford Environmental, Dated: November 2024), which details the containment, control and removal of giant hogweed on-site.

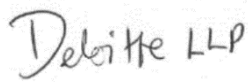
4. Summary

A fee has been paid to Manchester City Council of £145.00 in addition to the £70.00 for service charge and VAT by the Planning Portal in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Condition 4 and Condition 47 and the partial discharge of Condition 7 (early works/ demolition phase)

If you request any further details, please do not hesitate to contact Ed Britton (edbritton@deloitte.co.uk / +44 (0)161 455 6169) or Jemma Brabrook (jbrabrook@deloitte.co.uk / (+44 (0)161 455 6903) if you have any queries.

Yours sincerely

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

Deloitte LLP

Encl.