

Our Ref: 04C100075/EH/LN

Your Ref: PP-13371853

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Angela Leckie
City Centre Team
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532,
Manchester, M60 2LA

Dear Angela,

**RESIDENTIAL (ONE CATHEDRAL SQUARE) - RENAISSANCE HOTEL COMPLEX
- APPLICATION FOR DISCHARGE OF CONDITIONS 6a),14a) and 18a)
ATTACHED TO CONSENT OF 132088/FO/2021**

On behalf of our client Deansgate SOF Alliance LeaseCo Limited (the Applicant), a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG), we enclose with this letter an application for the discharge of Conditions 6a), 14a and 18a attached to planning permission reference 132088/FO/2021 which was granted on 28 February 2023. The planning application permitted allowed for the following development:

"Erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3) and ground floor retail/ leisure floorspace (Class E/ Sui Generis (drinking establishments), together with private amenity space for residents (gym, cinema room and external terraces), new public realm to include riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways), new landscaping, parking (36 spaces level -1), 300 cycle parking spaces, servicing, supporting infrastructure and associated works."

This application represents a re-submission of the above conditions following consultation responses received under application reference CDN/24/0195, which was decided on 7 May 2024.

Condition 6a)

Condition 6a) Wording

Notwithstanding the documents detailed in condition 2:

a) Before the development hereby approved commences, 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 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.

Condition 6a) Information

- Phase 1 GSA;
- Remediation Strategy; and,
- Supplementary Report.

Please note the above Remediation Strategy and Supplementary Report have been updated (July 2024) by A-Squared following the previous consultee comments received. In addition, correspondence has been had with Graeme Souter and in an email dated 31/05/24 A-Squared's response was accepted with regard to sufficient ground investigation coverage surrounding the existing buildings and the proposed remediation. Evidence can be provided if necessary.

Condition 14a)

Condition 14a) Wording

Notwithstanding the recommendation within the Fisher Acoustics Renaissance (Residential) Manchester Environmental Noise Study October 2021 Ref:PR0657-REP05A-MPF before the development commences a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads and commercial / industrial noise sources and the insulation requirements and specification for service risers /lift shafts shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme and vibration and reradiated noise mitigation measures shall be completed before any of the dwelling units are occupied.

The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq

Condition 14a) Information

- Fisher Acoustics – NIA 2021; and,

- Fisher Acoustics Letter 19/07/24.

Please note that a letter has been provided above to supplement the Fisher Acoustics report (2021) and in response to comments raised by Graeme Souter under application CDN/24/0195. The letter provided by Fisher Acoustics deals with 'Point 9' raised by Graeme and it has been agreed via email (05/08/24) that 'Points 4 to 8' can be dealt with under Condition 15. Evidence of this email can be provided if required.

Condition 18a)

Condition 18a) Wording

(a) Before any above ground works commence details of the location of the bin store for the ground floor commercial units and riverside commercial shall be submitted to an approved in writing by the City Council as Local Planning Authority.

Condition 18a) Information

- Commercial Waste Statement V2.

Fee

The relevant planning application fee of £215.00 (including Planning Portal service charge) has been paid via BACs online at the Planning Portal website (PP-13371853). We trust that the above and enclosed is all in order and the condition application can be validated and progressed. Please feel free to give me a call if you require any further details.

Yours sincerely,



Lauren Neary
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For and on behalf of Avison Young (UK) Limited