

18th October 2024

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

F.A.O Angela Leckie

Dear Angela,

Laystall Street Hotel, Manchester – Application for Discharge of Planning Conditions 5, 7, 38 and Partial Discharge of Conditions 4, 6 and 14 attached to Planning Permission for 135662/FO/2022 (as amended by 140984/NMC/2024)

Please find enclosed a Condition Discharge application submitted by Ancoats Manchester Ltd (the ‘Applicant/’), for the Discharge of Planning Conditions 5, 7, 38 and Partial Discharge of Conditions 4, 6 and 14 attached to Planning Permission 135662/FO/2022 (as amended by 140984/NMC/2024), relating to the Laystall Street Hotel development.

Background

On 2nd June 2023, planning permission was granted for the Proposed Development (also referred to as the ‘Laystall Street Hotel’) in Manchester City Centre (Ref. 135662/FO/2022). The description of development approved under application Ref. 135662/FO/2022 is as follows:

“Erection of a 20 storey building to create a 154 bedroom hotel (Class C1) above 2 basement levels with ancillary café / bar / restaurant and gym and other associated works including highway improvements, cycle parking and creation of accessible parking bay following removal of on site structures.”

Subsequently, an application was made for Non-Material Amendments to the above permission following detailed design that sought minor changes to internal layouts, minor increase in floor to ceiling heights as well as rationalisation of building structure. This application (Ref. 140984/NMC/2024) was approved by MCC on 12th September 2024.

The Applicant is now seeking to discharge the relevant pre-commencement conditions to secure permission to begin construction works on site and progress the development scheme. The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

No.	Condition Wording	Full or Partial Discharge	Submitted Information
4	(a) Notwithstanding the Great Ancoats Street Ground Conditions Report Desk Study Version A Nov 2022 by tec stamped as received on 05-12-22; prior to the commencement of the development other than demolition the following information should be submitted for approval in writing by the City Council, as Local Planning Authority: - Updated final risk assessment/ ground investigation; and - 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 other than demolition shall not commence in the identified areas 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. (b) When the development other than demolition 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 scheme.	Partial Discharge (Part A: Risk Assessment and Remediation Strategy). Further details will be submitted at a later date with regards to satisfying the remaining requirements of this condition (i.e. completion / verification report) at the required stage.	• Laystall St Ground Conditions Report – Desk Study, prepared by TEC • Phase II Geo-Environmental Assessment Report, prepared by Brownfield Solutions Ltd • Remedial Strategy, prepared by Brownfield Solutions Ltd
5	Notwithstanding the BS5228 Assessment , Laystall Street Reference: 10106/PJW by Acoustic Consultant Ltd Version 1 dated 31-01-23 and Assured CMS Ltd Laystall Street Manchester Framework Construction Environment Management Plan by Assured CMS Ltd V4 both stamped as received on 22-02-23; Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted for	Full Discharge.	• CEMP, prepared by Telsafe • Logistics Plan, prepared by Telsafe

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	approval in writing by the local planning authority, which should include; - o Display of an emergency contact number; - o Details of Wheel Washing; - o Compound locations where relevant; - o Location, removal and recycling of waste; - o Routing strategy and swept path analysis; - o Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; and - o Parking of construction vehicles and staff; 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.		
6	Notwithstanding the Archaeological Desk-Based Assessment Laystall Street, Manchester Client: Ancoats Manchester Ltd by Salford Archaeology Version 1 October 2022 stamped as received on 05-12-22, No development works shall take place until a Written Scheme of Investigation (WSI), including a programme of works, has been submitted to and approved in writing by the local planning authority. The WSI, which shall be implemented in accordance with the approved details and programme, shall cover the following: 1. A phased programme and methodology of investigation and recording to include: - archaeological evaluation trenching; - pending the results of the above, an open-area excavation (subject to a revised WSI). 2. A programme for post-investigation assessment to include:	Partial Discharge (Parts 1 and 2: Written Scheme of Investigation). Further details will be submitted at a later date with regards to satisfying the remaining requirements of this condition (i.e. post-excavation report) at the required stage.	• Written Scheme of Investigation, prepared by Salford Archaeology

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	- production of a final report on the results of the investigations and their significance. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. 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.		
7	Notwithstanding the details as set out within condition 2 no development shall take place until details of the surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. This shall include: *A finalised drainage layout showing all components, outfalls, levels and connectivity; *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable; *Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area. Where this is calculated as less than 5 l/s, blockage risk shall be considered and a capped rate of 5 l/s may be used. *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	Full Discharge.	• Drainage Report, prepared by Shear Design

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	1 in 100 year rainfall event with allowance for 45% 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. *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. The approved details shall be implemented as part of the development.		
14	(a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives (b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment	Partial Discharge (Part A: Local Labour Agreement). Further details will be submitted at a later date with regards to satisfying the remaining requirements of this condition (i.e. Local Labour Report – Final Outcomes) at the required stage.	- Local Labour Agreement, prepared by Assured CMS - Local Labour KPI Spreadsheet, prepared by Assured CMS

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.		
38	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.	Full Discharge.	Piling and Penetrative Works Risk Assessment, prepared by Brownfield Solutions Ltd

Summary

The following documents have been submitted to discharge the aforementioned planning conditions:

- Laystall St Ground Conditions Report – Desk Study, prepared by TEC
- Phase II Geo-Environmental Assessment Report, prepared by Brownfield Solutions Ltd
- Remedial Strategy, prepared by Brownfield Solutions Ltd
- CEMP, prepared by Telsafe
- Logistics Plan, prepared by Telsafe
- Archaeology Written Scheme of Investigation, prepared by Salford Archaeology
- Drainage Report, prepared by Shear Design
- Local Labour Agreement, prepared by Assured CMS
- Local Labour KPI Spreadsheet, prepared by Assured CMS
- Piling and Penetrative Works Risk Assessment, prepared by Brownfield Solutions Ltd

Payment will be made to Manchester City Council for £145, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: PP-PP-13497683).

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or Cameron Radford on 0161 455 6768 (cameronradford@deloitte.co.uk)

Yours sincerely



Deloitte LLP