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9 August 2024

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
Po Box 532
M60 2LA

Dear Lucy

Gallery Gardens, Manchester M15 4JY – Application for Discharge of Conditions 5 and 8 attached to Planning Permission 124302/FO/2019

Please find enclosed an application for the partial discharge of Conditions 5 (ground conditions) and Condition 8 (construction management plan (CMP)) attached to Planning Permission 124302/FO/2019. The Planning Permission relates to the demolition of existing structure and the construction of two buildings, comprising 366 units and ground floor commercial space ("the Gallery Gardens scheme"). The Applicant is Drum Capital Projects Ltd.

The site is approximately 0.38ha and bound by Ellesmere Street to the north, Phoenix House to the east, Chester Road to the south, and Hulme Hall Road to the west.

1 Background

The description of development as stated on the decision notice is as follows:

The demolition of the existing building on site and the erection of a residential-led mixed use development within two build blocks ranging from 8 to 18 storeys in height. The development consists of 366 residential units (C3); 217 sq.m of commercial floor space (Use Classes A1, A2, A3, A4, B1 or D2); associated car and cycle parking within a basement level; public realm and landscaping; access and servicing arrangements and other associated works.

In addition, a non-material amendment (NMA) was approved by Manchester City Council (MCC) as the Local Planning Authority (LPA) on 7 August 2024 (Ref. 140495/NMC/2024). The NMA makes amendments to the wording of conditions in order to facilitate the laying out of the access road to the site. The proposed NMA seeks to amend Conditions 2,4, 5, 6,7, 8, 11,12,13,14 and 17. With respect to Condition 8, it proposes requiring a proportionate CMP for the works required to layout the road and with a further CMP to be submitted prior to the main works

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commencing. The Phase 1 CMP was submitted to MCC on 17 July 2024 under application CDN/24/0650 in respect of Condition 8(a) and this application relates to Condition 8(b).

2 Condition Discharge

The following details have been submitted as part of this application.

Table 2.1: Information Submitted

Condition (original decision notice)	Condition (proposed NMA)	Documents Submitted	Partial or Full Discharge
5) a) Notwithstanding demolition, 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	5a) With the exception of the Phase 1 – Early Works (as shown on drawing ref. 6335-JMA-01-ZZ-DR-A-SK00010-S2-P01) and demolition, before Phase 2 – Main Works 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 con-form 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 writ-ten 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	• **Phase 1 Preliminary Risk Assessment** (LKC241427-A1-PRA Gallery Gardens_R0) prepared by LK Group • **Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy** (LKC241227-B1-GI-Gallery gardens_R0) prepared by LK Group	Partial- relating to Condition 5 (a) to allow the main works to commence.

Condition (original decision notice)	Condition (proposed NMA)	Documents Submitted	Partial or Full Discharge
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. 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.	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 sub-mitted to and approved in writing by the City Council as local planning authority. 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 sub-mitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Re-vised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.		
8) Prior to the commencement of development, a detailed demolition and construction management plan outlining working practices during development (including demolition works) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the demolition and construction management plan shall include: *Display of an emergency contact number;*Details of Wheel Washing;*Dust suppression measures;*Compound locations where relevant;*Location, removal and recycling of waste;*Routing strategy and swept path analysis;*Parking of construction vehicles and staff; *Sheeting over of	8a) Prior to the commencement of Phase 1 of the development, a detailed construction management plan outlining working practices during the Early Works shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the construction management plan shall include: *Display of an emergency contact number; *Details of Wheel Washing; *Dust suppression measures; *Compound locations where relevant; *Location, removal and recycling of waste; *Routing strategy; *Parking of construction vehicles and staff; *Sheeting over of construction vehicles; *Communication strategy with residents that shall include	**Demolition Phase Health and Safety Plan** (Demolition Phase Plan Ellesmere Street Manchester MDLDP0001 V2) prepared by Metropolitan Demolition has been submitted in respect of Condition 8b in relation to the demolition of the existing structures only. A further construction management plan	Partial – relating Condition 8b and the demolition phase of development only (on basis of NMA application 140495/NMC/2024 and the information submitted under CDN/24/0650)

Condition (original decision notice)	Condition (proposed NMA)	Documents Submitted	Partial or Full Discharge
construction vehicles;*Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place; Development shall be carried out in accordance with the approved demolition and construction management plan	details of how engagement, consultation and notification of residents during the works shall take place; Development shall be carried out in accordance with the approved demolition and construction management plan. 8b) Prior to the commencement of Phase 2, a detailed demolition and construction management plan outlining working practices during development (including demolition works) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the demolition and construction management plan shall include: *Display of an emergency contact number;*Details of Wheel Washing;*Dust suppression measures;*Compound locations where relevant;*Location, removal and recycling of waste;*Routing strategy and swept path analysis;*Parking of construction vehicles and staff; *Sheeting over of construction vehicles;*Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place; Development shall be carried out in accordance with the approved demolition and construction management plan	will be submitted for approval once a main contractor is in place.	

3 Documents Submitted

- Application Form
- Phase 1 Preliminary Risk Assessment (**LKC241427-A1-PRA Gallery Gardens_R0**) prepared by LK Group to discharge Condition 5a
- Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy (**LKC241227-B1-GI-Gallery gardens_R0**) prepared by LK Group to discharge Condition 5a

- Demolition Phase Health and Safety Plan (**Demolition Phase Plan Ellesmere Street Manchester MDLDP0001 V2**) prepared by Metropolitan Demolition to discharge Condition 8b.

4 Summary

The application comprises this covering letter, the supporting information set out in Table 2.1 and the requisite forms. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Conditions 5 and 8, as outlined above.

The application has been submitted through the Planning Portal and the reference number for this application is PP-13240983. A fee has been paid to Manchester City Council for £215, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

If you require any further details, please do not hesitate to contact Frances Hampson (0161 455 6766 / fhampson@deloitte.co.uk)

Yours sincerely

Deloitte LLP

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