

02 May 2024

Manchester City Council
PO Box 532 – Town Hall
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela,

Greenheys, Manchester Science Park

Application for Discharge of Conditions 3, 4a), 5, 6, 7, 31 and 34 of Planning Permission Ref: 138222/JO/2023, as amended by 139307/NMC/2024

Please find enclosed a Condition Discharge application submitted by Bruntwood SciTech Limited ("The Applicant") for the discharge of Planning Conditions 3 (Materials and Construction and environmental Management Plan); 4 a) (Ground Conditions); 5 (Construction Management Plan); 6 (Written Scheme of Investigation); 7(Drainage) , 31 (Landscaping) and 34 (Piling) relating to the Greenheys development in Manchester Science Park.

For clarity, the Planning Permission Ref: 138222/JO/2023 was approved on 19 January 2024, and the description of development (as amended by 139307/NMC/2024) is as follows:

"Erection of 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E) including sample storage at Ground Floor; associated cycle parking, hard and soft landscaping, access and servicing and other associated works."

The Planning Permission relates to a site bound by Greenheys Lane to the west, the McDougall Centre Site and Burlington Street to the north, Pencroft Way to the east and the Base building to the south ('the Site').

The table below sets out the relevant conditions and the documents that are submitted in support of the application for discharge.

Condition Wording		Submission Document(s)
3 <i>Materials and CEMP</i>	a) Notwithstanding the details submitted with the application, prior to the commencement of above ground works other than demolition the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: *hand sized samples and specifications of all materials to be used on all external elevations; *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme; and *a programme for the production of the full sized sample panels and strategy for quality control management; The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames b) Prior to above ground development submission of a (excluding demolition) Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of	BDP have prepared sample panel drawings for Level 0 and 1 (Ref. GRE-BDP-ZZ-XX-DR-A-20910) and Level 2-6 (Ref. GRE-BDP-ZZ-XX-DR-A-20910). A programme has also been prepared setting out timescales for samples and sample panel. A Sample schedule has also been prepared alongside images of each hand size sample for reference. Nature Positive have prepared a Circular Economy Statement in relation to the requirements of part b). This information is submitted to discharge Condition 3 in relation to parts a) and b) only.

Condition Wording		Submission Document(s)
	the strategy for securing more efficient use of non-renewable material resources and to reduce the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;	
4a) Ground Conditions	The development shall be implemented on the basis of the following: Enabling development: Remediation Strategy Report for Proposed Biohub, Greenheys, Business Centre, Pencroft Way, Manchester Science Park, M15 6JJ Project No: NX53 by NX consulting stamped as received on 29-09-23; Detailed Quantitative Risk Assessment for Greenheys Business Centre, Pencroft Way, Manchester Science Park, M15 6JJ Project No: NX534 by NX consulting stamped as received on 29-09-23; Gas Monitoring Results stamped as received on 03-10-23; a) Prior to development commencing the following shall be submitted to and approved in writing by the City Council: (a) a Remediation Strategy In the event of the Preliminary Risk Assessment identifying risks which in the	NX Consulting have prepared an updated Enabling Works Completion and Updated Remediation Strategy Report in line with the requirements of this condition and correspondence received from Environmental Health on 03 April 2024 in respect of the scope of the submission. This is submitted to partially discharge Condition 4 in relation to the requirements of part a) only. A final verification report will be submitted to discharge part b) following completion of works.

Condition Wording	Submission Document(s)
	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 below ground works commence 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 Wording		Submission Document(s)
5 <i>CMP</i>	Notwithstanding the Greenheys Development, Construction & Environmental Management Plan 24-03-23 by Bruntwood stamped as received on 10-05-23; Prior to the commencement of development, (excluding demolition and enabling works) a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which should include; • Display of an emergency contact number; • Details of Wheel Washing; • Compound locations where relevant; • Location, removal and recycling of waste; • Routing strategy and swept path analysis; • Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; and	A Construction Management Plan has been prepared by Willmott Dixon, which addresses the requested scope of the condition and subsequent correspondence from MCC Environmental Health, received on 26 March 2024. This is submitted to discharge Condition 5 in full.

Condition Wording		Submission Document(s)
	• 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 WSI	The development shall be implemented in accordance with the following: Written Scheme of Investigation (WSI) for an archaeological watching brief Project: Greenheys, Manchester Science Park, Manchester Planning Reference: 136934/FO/2023 Version: August 2023 v1.0 The post excavation analysis, reporting on the results, archive deposition and a commitment to an approved scheme for dissemination through publication and a heritage display need to take place before the condition can be fully discharged (parts 2 to 5) as set out below: 1. A programme for post investigation assessment to include:	Stephen Levrant Heritage Architecture has prepared a HEL2 report and Salford Archaeology have prepared a report on Watching Brief in line with the requirements of the condition. This has been carried out in line with the previously approved '<i>Written Scheme of Investigation (WSI) for an archaeological watching brief Project: Greenheys, Manchester Science Park, Manchester Planning Reference: 136934/FO/2023 Version: August 2023</i>'. In line with the findings of this report, and the HEL2 survey, the report details below ground findings during works to demolish the existing slab. As noted in the report, the results are deemed to be of low local significance.

Condition Wording	Submission Document(s)
– analysis of the site investigation records and finds – production of a final report on the significance of the heritage interest represented. 2. Deposition of the final report with the Greater Manchester Historic Environment Record. 3. Dissemination of the results commensurate with their significance. 4. Provision for archive deposition of the report and records of the site investigation. 5. Nomination of a competent person or persons/organisation to undertake the works in accordance with the WSI and Historic England guidance (Historic England, Understanding Historic Buildings: A Guide to Good Recording Practice, 2016). Within 28 days of the completion of demolition, the Applicant will submit details of the Historic Building Record and Report on the Watching Brief to the Local Planning Authority for approval.	In line with the requirements of the condition, a copy of the reports will be deposited with the Greater Manchester Archaeological Advisory Service (GMAAS) to be incorporated into the Greater Manchester HER (Historic Environment Record) and a further copy will also be published on the Archaeological Data Service (ADS). GMAAS have reviewed these and provided the following confirmation on 03 April 2024. <i>I am happy that the work undertaken has allowed a thorough investigation and analysis of the surviving heritage interest at the site and that all aspects of condition 6 of permission 136934/FO/2023 have been satisfied.</i> These are submitted to discharge Condition 6 in full.

	Condition Wording	Submission Document(s)
7	Notwithstanding the details as set out within condition 2 no development (excluding demolition) 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; • A feasibility assessment and engineering details of the Green / Blue Roof; • 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	A pack has been prepared by DW Consulting comprising: • Hydraulic calculation of the proposed drainage system with allowance for 45% climate change; • Proposed layouts GRE-DWC-ZZ-XX-C DR101 and GRE-DWC-XX-DR-S-20-P01) • Detail drawings (GRE-DWC-ZZ-XX-C-DR102, GRE-DWC-ZZ-XX-C-DR103, GRE-DWC-ZZ-XX-C-DR104) DW Consulting are currently engaged in correspondence with the Manchester City Council as Lead Local Flood Authority to agree connection to watercourse. A submission was made previously to discharge Condition 7 (Ref. CDN/23/0748), which was refused. In response to comments from MCC Flood Risk, the following additional information has been prepared by DW Consulting to address the following: • Engineering details of the Blue Roof, including construction details must be provided; • Assessment of overland flow routes for extreme events

Condition Wording		Submission Document(s)
	site is located within Conurbation Core Critical Drainage Area; • An existing and proposed impermeable areas drawing to accompany all discharge rate calculations; • 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 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	that is diverted away from buildings; • Construction details of flow control and SuDS elements: ○ The Hydro-brake section appears to include an '150mm overflow', we will need to understand the frequency this operates and/or an emergency leaver system is in place. The section will need to include top water levels, for all 1:1, 1:30, 1:100 + 45 cc% storm durations. ○ Attenuation tank sections must be submitted and include construction specification. Sections must also indicate minimum level of cover included. This information is submitted to discharge Condition 7 in full.

Condition Wording	Submission Document(s)
	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; • Progression through the drainage hierarchy shall be evidence based and supported by site investigation. 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 (as follows) is required; • 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

Condition Wording	Submission Document(s)
	taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice; • Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. • Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice; • Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent applications can be arranged by contacting the Lead Local Flood Authority; • Hydraulic calculation of the proposed drainage system, including all engineering parameters;

Condition Wording		Submission Document(s)
	• A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s; • Construction details of flow control and SuDS elements. For the avoidance of doubt property threshold levels are to be set at a minimum of 35.150 metres Above Ordnance Datum (AOD) The approved details shall be implemented as part of the development	
31 <i>Landscaping</i>	Prior to the commencement of above ground works (excluding demolition) a programme for submission of final details of the public realm works and highway works as shown in dwgs GRE-BDP-01-XX-SP-L-0001 P02 LANDSCAPE SPECIFICATION , GRE-BDP-ZZ-XX-DR-L-00-002 P06 LANDSCAPE - COLOUR MASTERPLAN , GREBDP-ZZ-XX-DR-L-00-003 P04 LANDSCAPE - COLOUR UPPER FLOOR MASTERPLAN, GRE-BDP-ZZ-XX-DR-L-00-004 P03 LANDSCAPE - PAVING MATERIALS, GRE-BDP-ZZ-XX-DR-L-00-008 P03 LANDSCAPE - PLANTING STRATEGY PLAN, GRE-BDP-ZZ-XX-DR-L-00-009 P03 LANDSCAPE - PLANTING STRATEGY UPPER FLOOR, GRE-BDP-ZZ-XX-DR-L-00-101 P06 LANDSCAPE - GA PLAN, GRE-BDP-ZZ-XX-DR-L-00-102 P04 LANDSCAPE - GA ROOF PLAN, GREBDP-ZZ-XX-DR-L-00-201 P03 LANDSCAPE - TREE CONSTRAINTS	A full detailed pack of information has been prepared by BDP comprising: • Landscape Management Plan; • Detailed planting plans; • Planting schedule; and • Typical detail drawings of proposed seating, planters and tree planting pits. This is submitted to discharge condition 31 in relation to the pre-commencement element only.

Condition Wording	Submission Document(s)
	PLAN, GREBDP-ZZ-XX-DR-L-00-401 P01 LANDSCAPE - SECTIONS SHEET 1 , GRE-BDP-ZZXX-DR-L-00-402 P02 LANDSCAPE - SECTIONS SHEET 2, GRE- BDP-ZZ-XX-DR-L00-501 P04, LANDSCAPE - LEVELS STRATEGY PLAN and GRE-BDP-ZZ-XX-DR-L00-601 P03 LANDSCAPE - TYPICAL TREE PIT DETAILS all stamped as received on 10-05-23; shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted. Details of: a) all hard (to include use of natural stone or other high quality materials) and b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people); c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to

Condition Wording	Submission Document(s)
	include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ; d) Details of the green wall system and how it would be irrigated and maintained; e) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance; f) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces; g) Location and design of all furniture including seating areas, lighting, bins, handrails, recycling bins, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people and child friendly features); (g)Lighting around and within the site (which includes for

	Condition Wording	Submission Document(s)
	consideration of older and disabled people); h) A management and maintenance strategy for the public realm including hours during which these areas would be publicly accessible and open to non residents, how access to these areas would be managed who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people; i) Details of wind mitigation and confirmation that these will result in acceptable conditions on the western terrace; and j) Details of the blue roof. The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.	
34 Piling Foundations	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	NX Consulting have prepared an updated Enabling Works Completion and Updated Remediation Strategy

Condition Wording		Submission Document(s)
	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.	Report in line with the requirements of this condition. As stated within this, following enabling works the successful removal of the primary source of hydrocarbon contaminated soils and groundwater, residual organic vapours in made ground, drift deposits and shallow groundwater are no longer deemed likely to pose a risk to the integrity of standard damp proof membranes. Therefore, hydrocarbon resistant membranes are no longer deemed to be necessary. This is submitted to discharge condition 34 in full.

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Sample Panel drawings for Level 0 and 1 (Ref. GRE-BDP-ZZ-XX-DR-A-20910) and Level 2-6 (Ref. GRE-BDP-ZZ-XX-DR-A-20910) prepared by BDP;
- Samples programme and photos prepared BDP;
- Construction Management Plan prepared by Willmott Dixon;
- Enabling Works Completion and Updated Remediation Strategy Report prepared by NX consulting;
- Historic England Level 2 report prepared by Stephen Levrant Heritage Architecture;
- Report on Watching Brief prepared by Salford Archeology;
- Landscape Pack prepared by BDP; and

- Drainage Pack prepared by DW Consulting.

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal.

The fee of £116.00 + £64.00 Planning Portal administrative fee has been paid online. The Planning Portal Reference number for the submitted condition discharge application is PP-13014151.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above. If you require any further details, please do not hesitate to contact my colleague Eithne FitzGerald (eithnefitzgerald@deloitte.co.uk/ 0161 455 6963).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP