

22nd July 2024

Delivered via Planning Portal

Jennifer Connor
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Dear Jennifer,

**APPROVAL OF DETAILS RESERVED BY CONDITION NUMBERS 4, 7, 8, 14 AND 18 ATTACHED TO
PLANNING PERMISSION REF. 135544/FO/2022 - 466-472 MOSS LANE EAST**

On behalf of our clients, Alumno Group, I am pleased to enclose an application to discharge condition nos. 4, 7, 8, 14 and 18 attached to planning permission ref. 135544/FO/2022 which was approved by Manchester City Council ('the Council') on 24th November 2023. This application is submitted via Planning Portal (ref. PP-13257096) accompanied by the requisite planning fee of £145.00.

Background

As you will be aware, planning permission ref. 135544/FO/2022 was granted by the Council in November 2023 for development at 466-472 Moss Lane East in line with the following description:

"Erection of part nine, part eight, part seven storeys building for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East".

This was accompanied by listed building consent ref. 135545/LO/2022 for the following works:

"Internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation".

The Council is currently in the process of determining a range of proposed design changes to these consented development under application refs. 139659/JO/2024 and 139660/JO/2024. In the interest of not delaying the project programme and envisaged start on site date, this application has been made to discharge the requirements of 5 no. pre-commencement conditions.

Transmission, 6 Atherton Street
Manchester
M3 3GS

T 0161 233 7676 [turley.co.uk](https://www.turley.co.uk)

Condition 4

Condition 4 relates to the requirements of a DEMP/ CEMP and states:

“a) Prior to the commencement of demolition, a Demolition Management Plan outlining working practices during demolition development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt, the Demolition Management Plan should include: -Measures to control noise and vibrations; -Dust suppression measures; -Compound locations where relevant; -Location, removal and recycling of waste; -Details of an emergency contact telephone number; -Parking of construction vehicles; and -Sheeting over of demolition vehicles. The development shall only be carried out in accordance with the approved Demolition Management Plan.

b) Prior to the commencement of development (excluding demolition), a Construction Management Plan outlining working practices during development shall be submitted to and approved in writing to the City Council as Local Planning Authority. For the avoidance of doubt, the Construction Management Plan should include: -Measures to control noise and vibrations; -Dust suppression measures; -Compound locations where relevant; -Location, removal and recycling of waste; -Detail of an emergency contact telephone number; -Parking of construction vehicles; and -Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved Construction Management Plan. 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 following documents have therefore been submitted in support of this application in order to satisfy the requirements of part (a) of the condition – Demolition Management Plan:

- Demolition Management Plan (Rev 1) prepared by GMI Construction Group

The Demolition Management Plan provides all necessary information as required by part (a) including environmental protection measures and plans detailing the locations of compounds, delivery/ collection routes and relevant contact details. The Plan also sets out phasing of demolition, hours of operation and H&S protocols. A separate Construction Management Plan will be produced in due course.

Condition 7

Condition 7 relates to operational waste storage and management and states:

“a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required. b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.”

The following documents have therefore been submitted in support of this application in order to satisfy the requirements of this condition:

- Moss Lane – Manchester, Waste Management Strategy prepared by Homes for Students

The above document has been prepared by the future scheme's operators and includes information relating to the location and size of communal waste storage, provisions for sorting of general waste and recycling within individual clusters and the frequency and means of waste collection, which will be via the City Council.

Condition 8

Condition 8 relates to site investigation and states:

"The development hereby approved shall be implemented in accordance with the submitted Phase I Desk Study (Ref:4453-ROC-ZZ-XX-RP-ES-P1DTS) prepared by ROC Consulting, dated 04 November 2022, received by the City Council as Local Planning Authority on 17 November 2022. 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 (excluding demolition) 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 (excluding demolition) 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."

The following documents have therefore been submitted in support of this application in order to discharge the requirements of this condition:

- Report on Site Investigations (P23/483) prepared by Mason Evans

The above report confirms the results of detailed site investigation confirming the presence of contaminants within Made Ground. As a result it is recommended that remedial measures be implemented within soft landscaped areas in the form of environmental capping. There are however no identified risks to groundwater nor risks associated with ground gas and radon. Subject to implementation of the remedial measures outlined within the report the proposed development would not be exposed to or risk spread of potentially harmful ground contaminants.

Condition 14

Condition 14 relates to the acoustic protection measures and states:

"Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Moss Lane East, Parkfield Street and Heald Place shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as the nearby car wash. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq Gardens and terraces (daytime) 55 dB LAeq"

The following documents have therefore been submitted in support of this application in order to discharge the requirements of this condition:

- Environmental Noise Impact Assessment Upgraded Glazing & Acoustic Trickle Vents (SA – 7710-5) prepared by Sound Advice Acoustics

The above report provides an updated noise assessment of background conditions applicable to the site, which reiterates Moss Lane East as the main source of noise. The report recommends that the development be designed with various glazing specification across the site together with an MEV System 3 ventilation strategy to all rooms to ensure the internal noise levels are acceptable in terms of the assessment to British Standard 8233: 2014. Through implementing these mitigation measures the noise levels stipulated within condition 14 would not be exceeded, whilst the calculations also demonstrate the windows can be open to combat overheating for 4 hours during the day.

Condition 18

Condition 18 relates to the requirements of a 'Local Benefit Proposal' and states:

"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 pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority."

The following documents have therefore been submitted in support of this application in order to discharge the requirements of this condition:

- GMI Construction Group Social Value prepared by GMI Construction Group

The above document sets out targets in terms of local employment and apprenticeship commitments and highlights a total social value of £3,029,462.17 or 11.02% of the total contract value. The implementation of the social value strategy will be monitored throughout the construction phase.

I trust you have all the information that you require to validate this application and approval the submitted details. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Healey', with a stylized, cursive script.

Steven Healey
Senior Planner

steven.healey@turley.co.uk