

Our Ref: 04C100075/EH/LN

Your Ref: PP-12883414

T: +44 (0)8449 02 03 04
F: +44 (0)161 956 4009**avisonyoung.co.uk**

12 March 2024

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 3a), 4, 6a), 7, 9, 14a), 18a),
20a) and 41 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 3a), 4, 6a), 7, 9, 14a, 18a, 20a and 41 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."

Condition 3a)

Condition 3a) Wording

(a) Notwithstanding the details submitted with the application, prior to the commencement of development above ground the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

*baseline 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 a strategy for quality control management; and

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

Condition 3a) Information

- Façade Schedule and Quality Plan.

Condition 4

Condition 4 Wording

Prior to the commencement of the development, details of the "Hanging Ditch" indicative culvert investigation, and any required embedded design to protect the culvert and development (if a culvert is located by the investigation), shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

*Results of investigation including survey locations, depths, and results.

* If the culverted watercourse is identified, details of how the development will be designed to ensure no damage to the building or culvert for the lifetime of the development.

* Any works within or adjacent to the culverted watercourse that would affect it would require prior consent from the City Council as Lead Local Flood Authority.

The approved details shall be implemented as part of the development.

Condition 4 Information

- Memo – Rev A.

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.

Condition 7

Condition 7 Wording

No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority.

The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- *Display of an emergency 24 hour contact number;
- **Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- *Dust suppression Methodology;
- *Compound locations where relevant;
- * Highway Dilapidation survey;
- *Details of any necessary temporary traffic management measures;
- *Location, removal and recycling of waste and loading/unloading and storage of plant, waste and construction materials;
- *Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- *Routes for construction traffic including swept path analysis;
- *A method statement to protect the River Irwell from accidental spillages, dust and debris
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles;
- *Measures to protect vulnerable road users (cyclists and pedestrians); and
- *Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

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.

Condition 7 Information

- Construction Management Plan – 150124 Rev 2

Condition 9

Condition 9 Wording

Notwithstanding the details as set out within condition 2 no development shall take place until surface water drainage works have been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards.

*Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. This shall include consideration of integrating the drainage strategy with the green landscaping design. Assessment demonstrating maximised integration of green SuDS components is required in-line with Manchester City Council's Climate Change Action Plan 2020-25.

*Details of surface water attenuation that offers a reduction in surface water runoff rate to greenfield runoff rates;

*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 reasonably 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 40% climate change in any part of a building. This shall include surcharged outfall considerations where applicable.

*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.

*Hydraulic calculation of the proposed drainage system;

*Construction details of flow control and SuDS elements.

Where surface water is connected to the River Irwell, agreement in principle from Peel is required. An email of acceptance of proposed flows and/or new connection will suffice.

For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required.

Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved

Condition 9 Information

- Memo - Rev 00;
- Memo Encl - REN-BGE-S-RT-182;
- Memo Encl - REN-BGE-S-RT-041;
- Memo Encl - REN-BGE-C-GEN-054;
- Memo Encl - REN-BGE-C-GEN-053;
- Memo Encl - REN-BGE-C-GEN-052;
- Memo Encl - REN-BGE-C-GEN-051;
- Memo Encl - REN-BGE-C-GEN-050;
- Memo Encl - REN-BGE-C-GEN-023;
- Memo Encl - REN-BGE-C-GEN-022;
- Memo Encl - REN-BGE-C-GEN-021;
- Memo Encl - REN-BGE-C-GEN-005;
- Memo Encl - Appendix 5a river wall drawing;
- Memo Encl - 8417 SW Atten - Catchment 1;
- Memo Encl - 8417 Post Dev Vol Catch 1;
- Memo Encl - 8417 GF Vol Catch 1;
- Memo Encl - 8417 Existing Vol Catch 1;
- Memo Encl - 150_B2_02_2298; and,
- Memo Encl - 150_B2_02_2299.

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.

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.

Condition 20a)

Condition 20a) Wording

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.

Condition 20a) Information

- Local Benefit Proposal.

Condition 41

Condition 41 Wording

No development shall take place until the following detail for flood risk has been submitted to and approved in writing by the Local Planning Authority:

*An evacuation plan and strategy for access and egress.

*A full site plan detailing the procedure(s) which would be undertaken in the event of a flood occurring and the car parking area (Level -02) becoming inundated; to ensure it can be quickly brought back into use to serve the development.

*Evidence of EA consultation on flood storage compensation.

*The development shall be constructed in accordance with the embedded design for flood resilience and resistance in the Flood Risk Assessment C1504-20210058 Version Rev E dated 03 December 2021.

Condition 41 Information

- Flood Risk Assessment C1504-20210058 Rev E;
- Memo - Rev A;
- Memo Enclosure - REN-BGE-C-GEN-051;
- Memo Enclosure - REN-BGE-S-RT-182;
- Memo Enclosure - 150_B2_02_2298_E;
- Memo Enclosure - 150_B2_02_2299_E; and,
- Memo Enclosure - REN-BGE-C-GEN-050.

Fee

The relevant planning application fee of £209.00 (including Planning Portal service charge) has been paid via BACs online at the Planning Portal website (PP-12883414). 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 faithfully,



Lauren Neary
Associate
0161 956 4072
Lauren.neary@avisonyoung.com
For and on behalf of Avison Young (UK) Limited