

Manchester City Council
Planning & Regeneration
Town Hall Extension
Manchester
M60 2LA

Ref: 126-001
Via Planning Portal (reference PP-13035883)

Date: 13 May 2024

Dear Sir / Madam,

550 Ashton New Road, Manchester

Discharge of condition application pursuant to planning permission 138987/FO/2024

We have prepared this letter on behalf of the applicant, Manchester City Football Club Limited, to discharge conditions pursuant to planning permission 138987/FO/2024 at 550 Ashton New Road, Manchester.

The conditions to be discharged are:

- Condition 3 – Construction Management Plan ['CMP']
- Condition 4 – Local Labour Proposal
- Condition 5 – Detailed Drainage
- Condition 9 – Piling Details
- Condition 10 – Remediation Strategy
- Condition 13 – Details of Materials
- Condition 33 – Details of Screening (Plant Area)
- Condition 37 – Canal Infrastructure
- Condition 38 – Construction Environment Management Plan ['CEMP']

This application comprises the following documents:

- Application forms
- This Cover Letter
- Detailed Drawing Pack

- Construction Environmental Management Plan
- Swept Path Analysis Drawings
- MCWFC Local Labour KPI Proposal
- Flood Risk Assessment & Outline Drainage Strategy
- Method Risk Assessment – Piling Details
- Remediation Strategy
- External Materials Sample Schedule
- External Plant Proposals (drawing ref. 407-79)
- Management of Works adjacent to Ashton Canal
- Site Sections Plan & Site Sections Sheets 1-3

The requisite planning application fee of £215.00 has also been paid via the Planning Portal.

We have set out the details of the planning condition alongside the necessary supporting information below to discharge the respective conditions.

Condition 3 – CMP and Condition 38 – CEMP

Details of Condition 3 and Condition 38 are set out in the table below:

Condition No.	Details
3	Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices and highway management shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; • Display of an emergency contact number; • Details of Wheel Washing; • Dust suppression measures; • Consultation with local residents/businesses; • Noise and vibration monitoring; • Hoarding location and design; • 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; and • Loading and unloading of plant and materials.

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.

38 The development shall not commence until a detailed Construction Environment Management Plan (CEMP) has been submitted for approval in writing by the Local Planning Authority, which should include;

- A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development;
- Include the steps to be taken to prevent the discharge of silt-laden run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway;
- Details of the environmental pollution incident emergency response;
- Include measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the canal;
- Details specifying how the waterway corridor and its users would be protected during the works and
- Include any details of proposed protective fencing/netting to be erected to safeguard the waterway infrastructure during site clearance/construction.

The development shall be carried out in accordance with the approved construction environmental plan.

The above two conditions are addressed together by the enclosed Construction Environmental Management Plan prepared by John Turners Construction Group. The report is accompanied by swept path analysis drawings of both the car park and temporary entrances (drawing ref. J8494 / EX01 and J8494 / EX02).

Condition 4 – Local Labour Proposal

Condition 4 states:

'(a) Prior to the commencement of the development, details of a Local Labour 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 Labour 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 Labour Proposal*
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives*

(b) With 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.

To support the partial discharge of this condition, please refer to the accompanying MCWFC Local Labour KPI Proposal prepared in accordance with the Manchester City Council's adopted guidance.

Condition 5 – Detailed Drainage

Condition 5 sets out that:

'Notwithstanding the Flood Risk Assessment and Drainage report, Below Ground Drainage Strategy (ref. MCW-MAG-ZZ-XX-DR-C-200 REV P3 received by the City Council, as Local Planning Authority, on the 25 March 2024, (a) the development shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- A finalised drainage layout showing all components, levels and connectivity (including to final outfall). Components must demonstrate appropriate easements for all onsite constraints.*
- Where drainage is proposed to encroach gas utility easements, evidence of agreement in principle from the gas regulator is required. An email evidencing acceptance of proposed layout will suffice.*
- Where use of existing private drainage is proposed, survey evidence that it is fit to serve the proposal.*
- Maximised integration of green SuDS components if practicable.*
- Progression through the drainage hierarchy must be supported by evidence of CRT consultation.*

- *A 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. 5 l/s can be used as a minimum attainable rate.*
- *An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*
- *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.*
- *Hydraulic calculation of the proposed drainage system.*
- *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.*
- *A proposal which is demonstrated to not compromise the existing onsite car park drainage scheme, including details of how the car park will be drained.*
- *Construction details of flow control and SuDS elements.*

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.'

To address Condition 5, we enclose the Flood Risk Assessment & Outline Drainage Strategy, prepared by Martson & Grundy LLP Consulting Engineers.

Condition 9 – Piling Details

Condition 9 states:

'Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall then be implemented during the construction of the development.'

To support the discharge of this condition, please refer to the Method Risk Assessment – Piling Details prepared by Van Elle Total Foundation Solutions.

Condition 10 – Remediation Strategy

Condition 10 states:

'Notwithstanding the Phase I-II Geo Environmental Report, Prepared by CC Geotechnical Ltd., Date: July 2023, Ref: CCG-C-23-13707, received by the City Council, as Local Planning Authority, on the 11 January 2024:

Before the development hereby approved commences, the following information should be provided:

- *Remediation Strategy*
- *The results of the site investigation and the detailed risk assessment referred to in the submitted documents and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
- *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (1) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

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.

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy.'

To support the partial discharge of this condition, we enclose the Remediation Strategy prepared by IGE Consulting Ltd.

Condition 13 – Details of Materials

Condition 13 states:

'Prior to the commencement of development, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with reveals, jointing and fixing details, details of the drips to be used to prevent staining, soffits, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part of the development.'

To discharge this condition, please refer to the External Materials Sample Schedule for details of the proposed external materials. Samples of the listed materials have been prepared and are available onsite for viewing. This approach was agreed with council officers via email on 23 April 2024.

Condition 33 – Details of Screening (Plant Area)

Condition 33 sets out that:

'Notwithstanding drawing 407-07 received by the City Council, as Local Planning Authority, on the 2 April 2024, prior to any above ground works, final details of the siting, scale and appearance of the screen to the plant area shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and be in situ upon first use of the development and thereafter retained and maintained.

The boundary treatment hereby approved by this condition shall be retained and maintained in situ thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.'

In addressing this condition, please refer to the External Plant Proposals (drawing ref. 407-79) prepared by Saville Landscape Design.

Condition 37 – Canal Infrastructure

Condition 37 sets out that:

'Prior to any development taking place within 20 metre of the Ashton Canal, a scheme for the works close to the canal infrastructure shall be submitted for

approval in writing by the City Council, as Local Planning Authority. This shall include:

- *Cross sections showing the foundation details of the proposed extension, including written dimensions and relative levels to the canal; the cross sections shall also include details of the external plant/air conditioning units and chemical store and associated foundations and proximity to the canal.*
- *Cross sections of the existing and proposed bund to be created/extended on the boundary of the canal, including written dimensions and relative levels and clearly showing the proximity to the canal and towpath.*
- *Outline the means of construction of the foundations of the extensions, including proposed earth moving and excavation works required and set out how the canal infrastructure would be protected during the works (including details of any proposed temporary protective fencing or buffer zone to be erected) and in terms of vibration monitoring to safeguard the waterway infrastructure during construction.*

The approved scheme shall be implemented as part of the development.'

To discharge this condition, please refer to the following documents:

- Management of Works adjacent to Ashton Canal;
- Site Sections Plan (drawing ref. MCW-MaG-ZZ-XX-DR-C-350 P1); and
- Site Sections Sheets 1 – 3 (drawing ref. MCW-MaG-ZZ-XX-DR-C-351 P1, MCW-MaG-ZZ-XX-DR-C-352 P1 and MCW-MaG-ZZ-XX-DR-C-353 P1).

We trust that the enclosed information is sufficient to enable you to validate the application and look forward to receiving confirmation at your earliest convenience. Please contact me should you require any further information.

Yours sincerely,

Samantha Lee

Samantha Lee
Senior Planner

cc: City Football Group (MIDCO) Limited

enc: as above