

26th February 2024

FAO Jennifer Atkinson
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Ancoats Green, Manchester - Application for Full Discharge of Condition 2 and Partial Discharge of Conditions 7, 8, 9, 10 and 11 for Planning Permission Reference 136141/VO/2023

Please find enclosed a Condition Discharge application submitted by Manchester City Council, for the Full Discharge of Condition 2 and Partial Discharge of Conditions 7, 8, 9, 10 and 11 attached to Planning Permission 136141/VO/2023, relating to the proposals for redevelopment of Ancoats Green, Manchester.

For clarity, the description of development of development for the Planning Permission approved 27th March 2023 (Reference 136141/VO/2023) is as follows:

"City Council Development - Public realm improvements and associated works across 3 character areas including Ancoats Green (Area A), Prussia Street Arm Greenway (Area B) and Jersey Green (Area C)."

The proposals are to formalise and refurbish Ancoats Green and undertake improvements to Jersey Street, Wadeford Close as well as create an improved new link to Jersey Street and the Rochdale Canal.

Manchester City Council is now seeking to discharge the relevant planning conditions required prior to commencement of development. The table below sets out the relevant conditions and the documents that are submitted in support of the application for discharge.

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Table 1: Condition and Information Submitted

No.	Condition Wording	Full or Partial Discharge	Submitted Information
2	<i>Prior to the commencement of development, a detailed phasing plan (including indicative timescales for implementation) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the phasing plan and timescales agreed.</i>	Full discharge.	Ancoats Green Phasing Plan (2895-PLA-XX-XX-DR-L-0012 P02), prepared by Planit-IE
7	<i>Notwithstanding the SuDs strategy (ref 1826-01-CIV-XX-XX-D-C-30001 REV P02) received by the City Council, as Local Planning Authority, on the 3 February 2023, (a) a phase of the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:</i> <i>- A finalised drainage layout showing all components, outfalls, levels and connectivity;</i> <i>- Evidence of consultation with the Canal and Rivers Trust on feasibility of discharging surface water to the Rochdale Canal. An email of consultation will suffice.</i> <i>- Details of surface water attenuation that offers a reduction in surface water runoff rate to a maximum 5l/s. A blockage risk assessment is undertaken as part of the</i>	Partial Discharge: Part a (Phase 1: Ancoats Green) <i>Further details are to be submitted at a later date for the following phases of the development.</i>	- Poland Street Zone – Ancoats Green Flood Risk Assessment, prepared by Civic Engineers. - Proposed Drainage Strategy, prepared by Civic Engineers (1826-01-CIV-XX-XX-D-C-30001 P06) - Ancoats Green Overland Flow Plan Sheet 1 by Civic Engineers (1826-01-CIV-XX-XX-D-C-30002 P01) - Ancoats Green Overland Flow Plan Sheet 2 by Civic Engineers (1826-01-CIV-XX-XX-D-C-30003 P01) - Ancoats Green Drainage Details Sheet 3 by Civic Engineers (1826-01-CIV-XX-XX-D-C-30003 P03) - Ancoats Green Hydrobrake Detail by Civic Engineers (1826-01-CIV-XX-XX-D-C-30004 P01) - Ancoats Green Drainage Calculations Stage 5 Results, prepared by Causeway

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	<i>drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant parties.</i> <i>- 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;</i> <i>- 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;</i> <i>- 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.</i>		• Correspondence with United Utilities

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	- 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 taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. - For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required. - Hydraulic calculation of the proposed drainage system; - Construction details of flow control and SuDS elements. (b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.		
8	A phase of development shall not commenced until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:	Partial Discharge (Phase 1: Ancoats Green) Further details are to be submitted at a later date for the following phases of the development.	Written Scheme of Investigation, prepared by Salford Archaeology

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	1. A phased programme and methodology of investigation and recording to include: - archaeological watching brief to monitor any ground-breaking works. 2. A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.		
9	A phase of the development shall not commence until a detailed construction management plan outlining working practices during construction have been submitted for approval in writing by the Local Planning Authority, which should include; o Details of works close to the Rochdale Canal and measures to prevent debris, spills into the canal network;	Partial Discharge (Phase 1: Ancoats Green) Further details are to be submitted at a later date for the following phases of the development.	• Construction Management Plan, prepared by Alined Construction

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<i>o Display of an emergency contact number;</i> <i>o Details of Wheel Washing;</i> <i>o Dust suppression measures;</i> <i>o Compound locations where relevant;</i> <i>o Consultation with local residents/local businesses;</i> <i>o Location, removal and recycling of waste;</i> <i>o Routing strategy and swept path analysis;</i> <i>o Parking of construction vehicles and staff; and</i> <i>o Sheeting over of construction vehicles.</i> <i>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 phase of development shall be carried out in accordance with the approved construction management plan.</i>		
10	<i>a) Before a phase of the development commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, ground water contamination and/or ground gas relevant to the site shall be submitted for approval in writing by the City Council as local planning authority.</i> <i>The Preliminary Risk Assessment shall conform to City Council's</i>	Partial Discharge: Part a (Phase 1: Ancoats Green) <i>Further details will be submitted to discharge Part B of this condition (Verification Report) at the relevant stage.</i>	• Phase II Geo-environmental Site Assessment, prepared by E3p (15-798-R2-1); • General Arrangement Soils Plan Sheet 1, prepared by Planit-IE (2895-PLA-XX-XX-DR-L-2007 C01); • Softworks Details Trees Tree Pits, prepared by Planit-IE (2895-PLA-XX-XX-DR-L-6000 C01); • Contamination Issues Plan, prepared by E3p.

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<i>current guidance document (Planning Guidance in Relation to Ground Contamination).</i> <i>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 for approval in writing by the City Council as local planning authority.</i> <i>The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before 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 for approval in writing by the City Council as local planning authority.</i> <i>b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy (as approved within part (a) of this condition and prior to the first use of a phase of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City</i>		

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	<i>Council as local planning authority.</i> <i>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 in each phase 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.</i>		
11	<i>No drainage systems for the infiltration of surface water to the ground are permitted. Any proposals for such systems shall be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the commencement of a phase of development and must be supported by an assessment of the risks to controlled waters. The phase of the development shall be carried out in accordance with the approved details.</i>	Partial Discharge (Phase 1: Ancoats Green) <i>Further details are to be submitted at a later date for the following phases of the development.</i>	- Poland Street Zone – Ancoats Green Flood Risk Assessment, prepared by Civic Engineers. - Proposed Drainage Strategy, prepared by Civic Engineers (1826-01-CIV-XX-XX-D-C-30001 P06) - Ancoats Green Overland Flow Plan Sheet 1 by Civic Engineers (1826-01-CIV-XX-XX-D-C-30002 P01) - Ancoats Green Overland Flow Plan Sheet 2 by Civic Engineers

No.	Condition Wording	Full or Partial Discharge	Submitted Information
			(1826-01-CIV-XX-XX-D-C-30003 P01) • Ancoats Green Drainage Details Sheet 3 by Civic Engineers (1826-01-CIV-XX-XX-D-C-30003 P03) • Ancoats Green Hydrobrake Detail by Civic Engineers (1826-01-CIV-XX-XX-D-C-30004 P01) • Ancoats Green Drainage Calculations Stage 5 Results, prepared by Causeway • Correspondence with United Utilities

Summary

In addition to the information submitted (highlighted in Table 1 above) as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking Full Discharge of Condition 2 and Partial Discharge of Conditions 7, 8, 9, 10 and 11.

The Application has been submitted via the Planning Portal (Planning Portal Reference: PP-12754158).

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please contact me using the details provided overleaf or Katie Wray on 0161 455 6350 (kawray@deloitte.co.uk) and Cameron Radford on 0161 455 6768 (cameronradford@deloitte.co.uk)

Yours sincerely



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