

12th December 2023

Delivered by via Planning Portal

Lucy Harrison
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Lucy

BLOCK B DISCHARGE OF CONDITIONS 50A, 51A, 52A, 55, 57A AND 72 PURSUANT TO PLANNING PERMISSION (REF. 135419/FO/2022): ONE MEDLOCK STREET, MANCHESTER, M15 5FJ

On behalf of Dominus Medlock Street Ltd & Premier Inn Hotels Limited ('the Applicant'), we are pleased to enclose an application to discharge conditions in relation to Block B, including conditions 50A (Art Wall), 51A (Hard Landscape Programme), 52A (Surface Water Drainage), 55 (Radar Mitigation), 57A (Acoustics Design) and 72 (Vehicle Access) pursuant to planning permission (ref. 135419/FO/2022) at the above site.

The application is submitted via the Planning Portal (ref. PP-12635701) and comprises the covering letter, application forms and electronic copies of the documents listed below. The requisite application fee has been paid online via the Planning Portal.

Background

Manchester City Council ('MCC') granted full planning permission for the demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works at One Medlock Street, Manchester on 8th November 2023 (ref. 135419/FO/2022) ('the Original Permission').

This application seeks to discharge conditions 50A, 51A, 52A, 55, 57A and 72 of the Original Permission, and relating to Block B only (purpose built student accommodation units) in accordance with approved phasing plan (drawing ref. 2072-PLA-XX-XX-DR-L-0012).

A summary of the submitted information is provided below.

Condition 50A Art Wall

Condition 50A states:

1 New York Street
Manchester
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“(a) Prior to the commencement of development of the Block B phase, with the exception of site clearance and demolition, a programme of procurement for the design of the artwork for the proposed art wall shall be submitted to and approved in writing by the City Council as local planning authority.”

The enclosed Art Work Programme (Programme No: 00001 Rev: PCSA (R6)), prepared by RG Group, details the procurement for the design of the artwork for the proposed art wall to discharge Condition 50A.

Condition 51A Hard Landscape Programme

Condition 51A states:

“Notwithstanding the approved details, prior to the commencement of development of Block B and its phase, with the exception of site clearance and demolition, a programme for the submission of final details of the public and private realm works relating to that phase shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- i. Details of the proposed hard landscape materials;*
- ii. Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;*
- iii. Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;*
- iv. Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;*
- v. Details of boundary treatments, which shall ensure adequate visibility for child pedestrians where adjacent to the adopted highway;*
- vi. Details of the proposed street furniture including seating, bins and lighting;*
- vii. Details of any external steps and handrails;*
- viii. A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance.*
- ix. All the features required for wind mitigation as set out in the Wind Microclimate Report dated 14 October 2022 by Arcaero (Environmental Statement Volume 4 Appendix E); 135419/FO/2022 Page 22 of 34*
- x. A site layout plan showing all pedestrian routes within the site being a minimum width of 1.8m.”*

The enclosed Hard Landscape Programme (Programme No: 00001), prepared by RG Group, details the submission of final details of the public and private realm works relating to that phase.

Condition 52A Surface Water Drainage

Condition 52A states:

“(a) No development within the Block B phase shall take place, with the exception of site clearance and demolition, until a scheme of surface water drainage works for that phase (which shall be in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards) and timescales for implementation of the scheme have been submitted to and approved in writing by the City Council as local planning authority. The scheme shall include the following information:

- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
- iii. A finalised drainage layout showing all components, outfalls, levels (including proposed ground and finished floor levels in AOD) and connectivity. Locations of drainage components must demonstrate that they can be maintained for the lifetime of the development.*
- iv. 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. The following rates are acceptable to the LLFA: "proposed development discharge rates" in Table 8.1 of One Medlock Street Combined Flood Risk & Drainage Strategy (Document Number 5811-RAM-XX-XX-RP-D-0001).*
- v. The FRA shall be updated to include an assessment of groundwater flood risk to the basement levels informed by site investigations. Details of any proposed resistance/resilience measures where required;*
- vi. 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;*
- vii. 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;*
- viii. 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.*
- ix. 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 connection points will suffice. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable.*
- x. Where diversions of the public sewer are proposed, agreement in principle to the proposed diversion and easements from United Utilities is required. An email of acceptance of proposed diversion and easement layout will suffice.*
- xi. Hydraulic calculation of the proposed drainage system;*
- xii. Construction details of flow control and SuDS elements.*

The following drawings provide a scheme of surface water drainage works, and have been submitted to seek to discharge Condition 52A:

- External Works Details (doc ref. 23324-ROS-00-00-DR-C-07100), prepared by Jon Matthews Architects

- Proposed Drainage Layout (doc ref. 23324-ROS-00-00-DR-C-09000), prepared by Jon Matthews Architects
- Drainage Manhole Schedule (doc ref. 23324-ROS-00-00-DR-C-09100), prepared by Jon Matthews Architects
- Drainage Standard Details Sheet 1 (doc ref. 23324-ROS-00-00-DR-C-09601), prepared by Jon Matthews Architects
- Drainage Standard Details Sheet 2 (doc ref. 23324-ROS-00-00-DR-C-09602), prepared by Jon Matthews Architects

Condition 55 Radar Mitigation

Condition 55 states:

“No construction shall commence within the Block B phase, with the exception of site clearance and demolition, until a Radar Mitigation Scheme (RMS)(1), (including a timetable for its implementation during construction), has been agreed with the Operator(2) and approved in writing by the City Council as Local Planning Authority.

(1) 'Radar Mitigation Scheme' or 'Scheme' means a detailed scheme agreed with the Operator which sets out the measures to be taken to avoid at all times the impact of the development on the M10 Primary and Secondary Surveillance radar and air traffic management operations of the Operator.

(2)'Operator' means NATS (En Route) plc, incorporated under the Companies Act (4129273) whose registered office is 4000 Parkway, Whiteley, Fareham, Hants PO15 7FL or such other organisation licensed from time to time under sections 5 and 6 of the Transport Act 2000 to provide air traffic services to the relevant managed area (within the meaning of section 40 of that Act)”

The enclosed Building Mitigation Contract and Invoice (doc ref. 90686998) seek to discharge condition 55.

Condition 57A Acoustics Design

Condition 57A states:

“Notwithstanding the approved details, prior to the commencement of the Block B phase of development, with the exception of site clearance and demolition, a scheme for acoustically insulating the proposed student accommodation against noise from Medlock Street and Mancunian Way 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. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Noise survey data must 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 when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole building ventilation):

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

Gardens and terraces (daytime) 55 dB LAeq.

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating requirement.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB"

The enclosed memorandum (doc ref. 1036341-MEMO-AS-004) provides a scheme for acoustically insulating the proposed student accommodation against noise from Medlock Street and Mancunian Way. Details of (i) suitable façade acoustic performance that will see internal noise level targets achieved when providing adequate ventilation, (ii) assessments for period of overheating, (iii) the calculated external daytime levels within the area by incorporating rooftop terraces on floor eleven of the proposed development, and (iv) entertainment noise are provided.

Condition 72 Vehicle Access

Condition 72 states:

"Prior to the commencement of development within the Block B phase (with the exception of site clearance and demolition works), a vehicular access strategy for servicing, disabled parking and emergency and drop-off/pick-up vehicles shall be submitted to and approved in writing by the City Council as local planning authority. The approved strategy shall be fully implemented prior to first occupation of Block B and retained as long as Block B is in use."

The following documents have been submitted to seek to discharge Condition 72:

- Vectos Transport Statement 3rd November 2022, prepared by Vectos
- Vectos Waste & Servicing Strategy 12th October 2022, prepared by Vectos
- Vehicle Access Strategy, prepared by RG Group

The Vehicle Access Strategy, prepared by RG Group, provides guidance to locate the details of servicing, disabled parking and emergency and drop-off/pick-up vehicles in Vectos Transport Statement and Vectos Waste & Servicing Strategy.

Conclusion

I trust that you have the relevant information in order to validate this application and discharge conditions 50A (Art Wall), 51A (Hard Landscape Programme), 52A (Surface Water Drainage), 55 (Radar Mitigation), 57A (Acoustics Design) and 72 (Vehicle Access) pursuant to planning permission (ref. 135419/FO/2022).

However, should you have any queries, please do not hesitate to contact me.

Yours sincerely



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Assistant Planner

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