21 November 2023
Delivered by email

Ref: GARM3004

Michael Pearson
Planning and Building Control
Manchester City Council
Level 6, Town Hall Extension
St Peter's Square
Manchester
M2 5HD

Dear Michael

MANCHESTER METROPOLITAN UNIVERSITY, SCIENCE AND ENGINEERING PROJECT: PHASE 1 – JOHN DALTON WEST / JOHN DALTON TOWER, CHESTER STREET, MANCHESTER.

DISCHARGE OF PLANNING CONDITIONS 6(B) (REMEDIATION VERIFICATION REPORT), CONDITION 12 (SUSTAINABLE DRAINAGE MANAGEMENT AND MAINTENANCE SCHEME), CONDITION 13(A) (LOCAL BENEFIT PROPOSAL FRAMEWORK – OPERATIONAL PHASE) AND CONDITION 28 (SCHEME OF HIGHWAY WORKS) PURSUANT TO PLANNING APPROVAL 125799/FO/2019

On behalf of Manchester Metropolitan University ("the University"), I am pleased to enclose an application to discharge Conditions 6(B), 12, 13(A) and 28 pursuant to the above referenced planning permission for a new Science and Engineering ("S&E") Building (currently under construction) within the University campus. The approved development comprises the first phase of the University's Science and Engineering project, which will transform the John Dalton building complex over the next few years.

The application has been submitted to Manchester City Council ("MCC") by email, and comprises electronic copies of the following documents:

- Completed application forms
- This covering letter
- Condition 6(b): Interim Phase 4 Validation Report (dated 27 October 2023), prepared by Curtins
- Condition 12: Drainage Verification and Maintenance Report (dated 13 October 2023), prepared by Curtins
- Condition 13(a): Local Benefit Proposal Framework (dated July 2023), prepared by the University
- Condition 28: Proposed Traffic Regulation Order Chester Street and Cambridge Street Area (drawing ref. 210200T_CHESTER ST_TRO_001P), prepared by MCC
- Condition 28: Certificate Of Substantial Completion – 18 August 2022, prepared by MCC

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 turley.co.uk

"Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 1 New York Street, Manchester M1 4HD."

- Condition 28: Certificate Of Substantial Completion – 15 November 2023, prepared by MCC

The requisite application fee of £116 has been paid directly to MCC by the University via BACS payment.

Background

As you are aware, full planning permission for a new Science and Engineering building on the site previously occupied by the John Dalton West building was granted by MCC in March 2020 (LPA ref. 125799/FO/2019). The new building extends to 7 storeys and will provide improved teaching spaces, study areas and catering facilities, and will physically connect to the John Dalton Tower in order to facilitate closer working practices between the functions contained within that building and those proposed to be placed within the new building. The building will allow the Faculty of Science and Engineering to build upon world-class research in a variety of fields, grow international student numbers and increase its Research and Knowledge Exchange activity and income.

Additionally, full planning permission for external alterations to the John Dalton Central building comprising a new facade to the North and East elevations, infilling of two small areas to create new internal teaching space including laboratories and a new internal fire escape staircase, demolition o‘ the 'glazed link' between the John Dalton East and John Dalton Central buildings and the John Dalton East plant room and associated works, was granted on 14 January 2021 (LPA ref. 128181/FO/2020). This seeks to enable the enhancement of the external appearance of the John Dalton Central building in order to reflect the high-quality design of the new Science and Engineering building.

Demolition of the existing John Dalton West Building and its associated structures was completed in March/ April 2021 and construction of the new S&E building is currently anticipated to be complete in March 2024. The University has appointed Bowmer & Kirkland Ltd (B&K) as main contractor for the project. Once completed, the new S&E building will be known as the John Dalton Building.

Condition 6(b) (Remediation Verification Report)

Condition 6(b) states:

> *“When the development within each phase commences (except for demolition and clearance to the current ground level), the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.*
>
> *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.”*

Due to programme and sequencing constraints of the external works the capping works are not fully complete. Curtins have verified the completed areas only. Curtins have engaged with MCC’s Contaminated Land Officer to understand whether a strategy can be agreed to allow discharge of Condition 6b and subsequently provide additional validation information when available. It has been suggested that this may be possible, subject to agreement with MCC Planning Officer’s. Therefore, the enclosed report should be considered interim and provides a record of works which have been completed to date.

The report confirms the following:

- The clean and inert growing medium of >300mm of topsoil / subsoil with an underlying membrane and gravel no-dig layer has been installed in areas identified as 'completed' and forms an effective barrier between end users and contaminated soils in some of the proposed soft landscaping areas, verified through a visual inspection by Curtins with associated photographic records obtained off Bowmer & Kirkland; and

- Imported topsoil source testing and on-site testing has been undertaken in accordance with both the Curtins Remediation Strategy and Curtins General Assessment Criteria. Results have been screened against suitable screening criteria and no exceedances have been found, the soil may be considered clean and suitable for use in the development.

Unexpected contamination was encountered during groundworks in the form of contaminated soils, these were excavated and removed from the site and hazardous waste consignment tickets are enclosed within the report. It is understood that no further unexpected contamination has been encountered.

The following validation exercises remain outstanding:

- Validation of the engineered capping layer thickness, including the presence of a geotextile membrane at the base.

The enclosed report will be updated following completion of validation works, therefore this applications seeks the partial discharge of Condition 6(B).

Condition 12: Sustainable drainage management and maintenance scheme
Condition 12 states:

> *"The development hereby approved shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:*
>
> - *Verification report providing photographic evidence of construction as per design drawings;*
> - *As built construction drawings if different from design construction drawings;*
> - *Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime*."

The enclosed Verification and Drainage Maintenance Strategy ("VDMS") has been prepared by Curtins and provides an overview of the 'as-built' foul and surface water drainage system, as well as the strategy for the operation and maintenance of the drainage features across the site.

Photographic evidence of construction as per design drawings are contained within the VDMS at pages 7 (attenuation tank) and 8 (Hydrobrake). The as-built CCTV surface and foul water drainage survey indicates that drainage has been installed correctly and the contractor has confirmed the below ground drainage has been built in accordance with construction drawings (see Appendix D of the VDMS).

The VDMS sets out the strategy for the operation and maintenance for the drainage features across the site. The maintenance of the private drainage network will be the responsibility of an on-site facilities management team and United Utilities will maintain the diverted public sewer. It is recommended that the drainage system is

inspected as a minimum twice a year, with the system also being inspected after any major storm event. Long-term management practices will include:

- Monthly sweeping of external paved areas.
- During the winter months, features such as gullies and channels should be cleared of ice, snow, debris or litter.
- Sediment/material removal should be undertaken in consultation with the environmental regulator to confirm appropriate protocols.

Condition 13(a): Local Benefit Proposal (End Use)
Condition 22 states:

> *"Three months prior to the first occupation of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use, 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 occupation 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."*

The new Dalton building will be the substantive base for the Faculty of Science and Engineering. Academic and Professional services staff (which includes areas such as executive support, apprenticeships and faculty planning and operations) will relocate from the current John Dalton East building to the new Dalton building.

The enclosed Local Benefit Proposal prepared by the University provides an overview of the measures proposed to recruit local people. The University applies a series of tools to encourage recruitment from the local community, including working with the following:

- Manchester based recruitment agencies that have candidate pools from the local area, including Michael Page, Hays and Aspire.
- Local apprenticeship providers, including Trafford College, Skills and Work Solutions and QA Limited.

The University's People and Organisation Development team have developed a series of measures to ensure that the University will continue to recruit a diverse range of people from the local community. This team monitor and review all of the University's recruitment processes to ensure they continue to support local recruitment.

Condition 28: Scheme of Highways Works
Condition 26 states:

> *"Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval*

in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:

a) The pedestrian crossing providing access across Cambridge Street;

b) Any works to the adopted highway, including footway improvements to 'make good' any damage incurred during construction of the pedestrian crossing.

c) Any works associated with the removal and or replacement of pay and display bays on Cambridge Street or Chester Street (if required)

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ."

The enclosed drawing reference 210200T_CHESTER ST_TRO_001P provides details of the following highway works in accordance with the requirements of Condition 28:

- Proposed rearrangement of road centreline.
- Bus stop to be relocated and agreed with Transport for Greater Manchester.
- Proposed widening of existing footway.
- Relocated parking bays.
- Existing junction geometry and road markings to be retained.

The enclosed Section 278 Completion Certificates from MCC Highways included Chester Street and Cambridge Street. The Certificates confirm that the works have been completed in accordance with the specification. It is therefore considered that this satisfies the requirements of Condition 28.

Conclusion

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated Conditions 6(B), 12, 13(A) and 28 pursuant to planning permission 125799/FO/2019. However, please do not hesitate to contact me or my colleague Tom Lord (thomas.lord@turley.co.uk) if you have any queries.

Yours sincerely,



Rebecca Boston
Assistant Planner

rebecca.boston@turley.co.uk