



Paul Butler Associates

Planning, Development & Heritage Consultants

15 November 2023

Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Jennifer Atkinson

Our ref: 18.1206

Dear Julie,

Land to the South of the Stables, Paradise Wharf, Ducie Street, Manchester, M1 2JN

Condition Discharge Application relating to Planning Permission 132574/FO/2021

On behalf of our client, Victor (M1) Ltd, please find attached an application to discharge planning conditions attached to the above permission, which was granted on 29 July 2022. This application seeks to discharge the following conditions:

- 5 (CMP)
- 6 (Local labour)
- 7 (CEMP)
- 8 (RAMS)
- 10a (Acoustic Insulation)
- 13 (Contamination)
- 15 (Refuse)
- 17 (External Lighting)
- 18 (WSI)
- 19 (Biodiversity Enhancements)
- 22 (SuDS)

The numbered conditions of planning permission 132574/FO/2021 for which discharge is being sought and the information being submitted, is set out under the headings below.

Condition 5 (CMP)

Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to for approval in writing by the local planning authority, which for the avoidance of doubt should include:

- *commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.*

- *a dilapidation survey which should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.*
- *details of an emergency contact telephone number;*
- *a community consultation plan and;*
- *sheeting of construction vehicles;*
- *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*

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Response:

Please find attached the CMP prepared by Manchester and Cheshire Construction, which responds to the various points in the condition.

Condition 6 (Local Labour)

(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*

(b) Within one month prior to construction work associated with the development 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.

Response:

Please find attached a Local Benefit Proposal completed by Manchester and Cheshire Construction. This document sets out the local labour strategy and targets for the construction period.

Condition 7 (CEMP)

No development shall take place until a construction environmental management plan to protect the Site of Biological Importance has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities;*
- b) Identification of "biodiversity protection zones";*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);*
- d) The location and timing of sensitive works to avoid harm to biodiversity features;*
- e) The times during construction when specialist ecologists need to be present on site to oversee works;*
- f) Responsible persons and lines of communication;*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;*
- h) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Response:

Please find attached the CEMP, dated 24th January 2023, prepared by Rachel Hacking Ecology.

Condition 8 (RAMS)

No development shall take place until a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the canal infrastructure has been submitted to and approved in writing by the Local Planning Authority. The details shall:

- *demonstrate that additional loads from the permanent or any temporary works, plant and machinery or storage of materials would not harm the structural integrity of the canal infrastructure, including the listed aqueduct;*
- *provide cross sections showing the distance from the aqueduct/canal/towpath to the proposed buildings and include foundations details and relative levels and written dimensions; include details of any water tanking system/containment within the*
- *buildings foundation design to prevent seepage/water penetration from the canal;*
- *Include the design, depth and means of construction of the foundations of the buildings, together with any other proposed earthmoving and excavation works required in connection with demolition or construction of the building;*
- *details specifying how the canal and aqueduct will be protected during the works and include any details of proposed protective fencing to be erected to safeguard the waterway infrastructure during construction;*
- *include the steps to be taken to prevent the discharge of silt-laden run-off, materials or dust or any accidental spillages entering the canal.*

The development shall only be carried out in strict accordance with the agreed Risk Assessment and Method Statement.

Response:

Please find attached the RAMS prepared by Manchester and Cheshire Construction, which responds to the various points in the condition.

Condition 10a (Acoustic Insulation)

a) Prior to commencement, except for demolition, clearance and below ground works, a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network 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 and ventilation scheme shall be completed before any of the dwelling units are occupied.

Response:

Please find attached the Noise Impact Assessment prepared by dBx Acoustics, dated 28th October 2021. This report provides details of the minimum sound insulation requirements for glazing, doors and ventilators.

Condition 13 (Contamination)

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.

b) When the development commences, 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 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.

Response:

Please find attached the Phase 2 Site Investigation Report (ref 10/1836/002 Rev. 01). This report confirms the findings of the intrusive investigation and concludes that remediation is not required.

Condition 15 (Refuse)

a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Response:

Please refer to the submitted 'Proposed Refuse Strategy' drawing 20005-SK005 rev 01 which explains the proposed refuse arrangements.

Condition 17 (External Lighting)

Prior to the installation of any building lighting details of how this has been designed and would be operated to ensure that any impact on foraging bats would be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy.

Response:

Please find attached the following information:

- Ground floor Lighting Services Layout (6301 p4)
- Roof level Lighting Services Layout (6305 P4)
- External Services (0001 P1) including Lighting Isolux

The project Ecology Consultant, Rachel Hacking Ecology, have provided advice on areas / features which may be particularly sensitive to bats. It has been confirmed that the only feature important for bats would be the canal as this offers foraging / commuting opportunities. Whilst this area is already fairly well lit, the external lighting scheme has been designed to minimise any impact on bats, as shown by the submitted information. Lighting levels have been minimised and directed away from bat foraging habitats with down lights and PIR operated being proposed.

Condition 18 (WSI)

No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

- 1. Informed by the updated North West Regional Research Framework, a phased programme and methodology of investigation and recording to include:
i - an archaeological watching brief undertaken during groundworks (including ground-level reductions below modern overburden, the excavation of foundation trenches, drainage/service runs etc)*
- 2. A programme for post investigation assessment to include:
i - analysis of the site investigations records and finds
ii - production of a final report on the investigation results.*
- 3. Deposition of the final report with the Greater Manchester Historic Environment Record.*
- 4. Dissemination of the results 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.*

Response:

Please find attached the Written Scheme of Investigation (WSI) dated 26th August 2022, prepared by Paul Butler Associates. Please also find attached correspondence from Ben Dyson at GMAAS confirming the WSI is agreed.

Condition 19 (Biodiversity Enhancements)

Prior to commencement, except for demolition, clearance and below ground works, a scheme for the Biodiversity Enhancement Measures, as set out in section 5.3 of the 'Extended Phase 1 Habitat

Survey by Rachel Hacking Ecology' dated September 2021, shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented prior to first occupation of the development and shall be retained thereafter.

Response:

Please find attached the Biodiversity Enhancement Measures statement, dated 24th January 2023 and prepared by Rachel Hacking Ecology.

Condition 22 (SuDS)

Development shall not begin until a surface water drainage strategy for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority.

Response:

Please find attached the following details.

- Drainage Layout (1-21074-CCL-XX-XX-DR-C-92500)
- Drainage Construction Details Sheet 1-21074-CCL-XX-XX-DR-C-92501
- Drainage Construction Details Sheet 2 (1-21074-CCL-XX-XX-DR-C-92502)
- Vertical/Straight Rodding Eye – Data Sheet
- Surface Water Drainage Design Calculations

Due to the site layout, soakaway features more than 5m away from buildings cannot be achieved, therefore disposing of surface water by means of infiltration is not feasible.

A fee of £116 is payable with this application. A payment for this amount has been made by the applicant at the time of submission.

We trust that this information is sufficient to enable validation and determination of the planning application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely



Lynsay Ewart BSc (Hons) MSc MRTPI
Principal Planner

Cc Mike Purcell; Victor (M1) Ltd