

26th July 2023

FAO Angela Leckie
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester

Dear Angela,

Plot 10a, First Street, Manchester - Application for Discharge of Conditions 5, 9, 40, 14 and Partial Discharge of Conditions 4a, 17a, 31a for Planning Permission Reference 136043/FO/2023

Please find enclosed a Condition Discharge application submitted by Ask Real Estate Ltd, for the discharge of Planning Conditions 5, 9, 14 and 40, and Partial Discharge of Conditions 4a, 17a and 31a relating to the Plot 10a development in First Street, Manchester City Centre. For clarity, the original Planning Permission (Reference 136043/FO/2023) approved the following description of development:

“Erection of 13-storey office building (Use Class E) with associated public realm, external roof terraces (floors 11 and 12) and other associated works including external amenity spaces (Plot 10A)”

The proposals comprise an office building development that Deloitte submitted on behalf of Ask Real Estate Ltd in January 2023 on the site in Manchester City Centre known as Plot 10a First Street. That application (reference 136043/FO/2023) was approved by Manchester City Council (MCC) on 12th May 2023.

Ask Real Estate Ltd are now seeking to discharge the relevant pre-commencement conditions to secure permission to begin construction works on site and progress the development scheme. The table below sets out the relevant condition and the documents that are submitted in support of the application for discharge.

Table 1: Condition and Information Submitted

No.	Condition Wording	Full or Partial Discharge	Submitted Information
4	(a) Notwithstanding the PLOT 10A DEVELOPMENT, FIRST STREET, MANCHESTER, GROUND CONTAMINATION RISK ASSESSMENT letter dated 16-09- 23 and CONTAMINATED LAND, DESK STUDY, PLOT 6/7 FIRST STREET dated March 2017 both stamped as received on 23-01-23 the measures for investigating the site identified in the Site Investigation Proposal shall be carried out. Prior to the commencement of development, a report outlining what measures, if any are required to remediate the land (a Site investigation Report and / or Remediation Strategy) shall be submitted to and approved in writing by the City Council as local planning authority 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 in the identified areas 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. (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 prior to the first occupation of the residential element of the scheme. 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.	Partial Discharge (Part A) Details for Part B to be submitted at later specified date.	Remediation Strategy prepared by Ramboll (April 2023)

No.	Condition Wording	Full or Partial Discharge	Submitted Information
5	No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority: – Display of an emergency contact number; – Arrangements that no noisy work shall commence before 08:30 – Details of Wheel Washing; – Dust suppression measures; – Compound locations where relevant; – Location, removal and recycling of waste; – Routing strategy and swept path analysis; – Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; – Parking of construction vehicles and staff; and – Sheeting over of construction vehicles.	Full Discharge	Construction Management Plan, prepared by Lendlease (June 2023)
9	Notwithstanding the details as set out within condition 2 (k) no development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. This shall include: A finalised drainage layout showing all components, outfalls, levels and connectivity. Confirmation of finalised FFLs of the ground floor set to 31.36 m AOD in-line with the FRA. Details of the finalised resistance/resilience measures to mitigate groundwater flood risk to the proposed basement. An assessment of blue roof feasibility and design. Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.	Full Discharge	Drainage Strategy prepared by Ramboll (Jan 2023)

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	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, 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; An existing and proposed impermeable areas drawing to accompany all discharge rate calculations. Runoff volume in the 1 in 100-year, 6 hours rainfall shall be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment. 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. 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 need to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. 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. Where public sewer diversions are proposed, evidence of a proposed diversion plan agreed in principle by United Utilities is required.		

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	Hydraulic calculation of the proposed drainage system. Construction details of flow control and SuDS elements. The approved details shall be implemented as part of the development.		
14	Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.	Full Discharge	Piling risk assessment prepared by Ramboll (July 2023)
17	(a) Prior to the commencement of the development, details of a Local Benefit Proposal, 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: – The measures proposed to recruit local people including apprenticeships – Mechanisms for the implementation and delivery of the Local Benefit Proposal – 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 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.	Partial Discharge (Part A) Details for Part B to be submitted at later specified date.	Local Labour Agreement, template prepared by Lendlease
31	(a) No development, hereby approved, shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. Development shall be carried out	Partial Discharge (Part A) Details for Part B to be submitted at later specified date.	UXO Detailed Risk Management Plan (November 2015)

No.	Condition Wording	Full or Partial Discharge	Submitted Information
	fully in accordance with the approved UXO risk management and mitigation programme / plan. (b) No property, hereby approved, shall be occupied until the approved UXO risk management and mitigation programme / plan has been implemented in full as to the removal of high risk UXO matters or implemented in full as to other necessary mitigation which are covered under the detailed risk management programme / plan approved pursuant to paragraph a) above and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated (c) If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present , no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.		
40	Before development commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the use first commences.	Full Discharge	Surface and Foul Water Drainage Strategy prepared by Ramboll (July 2023)

Summary

The following documents have been submitted to discharge the planning conditions:

- Remediation Strategy prepared by Ramboll
- Construction Management Plan, prepared by Lendlease
- Piling risk assessment prepared by Ramboll
- Surface and Foul Water Drainage Strategy prepared by Ramboll
- Local Labour Agreement prepared by Lendlease
- UXO Detailed Risk Management Plan

In addition to the information submitted 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 to discharge Conditions 5, 9, 14 and 40, and Partial Discharge of Conditions 4a, 17a and 31a

Payment will be made to Manchester City Council for £116, in respect of the application fee for this application to agree details reserved by condition, via the Planning Portal (Planning Portal Reference: (PP-12301226).

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 Ellen Sanderson-Clark on 0113 292 1119 (esandersonclark@deloitte.co.uk) and Cameron Radford 0161 455 6768 (cameronradford@deloitte.co.uk)

Yours sincerely



Deloitte LLP