

13th November 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 43A, 44, 45, 46A, 48 AND 54A 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 Condition 43A (Ground & water contamination), 44 (Archaeological WSI), 45 (CMP), 46A (Local labour agreement for the construction phase), 48 (Carriageway survey) and 54A (TV reception impacts) pursuant to planning permission (ref. 135419/FO/2022) at the above site.

The application is submitted via the Planning Portal (ref. PP-12533905) and comprises the covering letter, application forms and electronic copies of the documents listed below. The requisite application fee of £116 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 43A, 44, 45, 46A, 48 and 54A 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 43A Ground & water contamination

Condition 43A states:

1 New York Street
Manchester
M1 4HD

T 0161 233 7676 [turley.co.uk](https://www.turley.co.uk)

“a) Prior to the commencement of development within the Block B phase, 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 that phase shall be submitted to and approved in writing by the Local Planning Authority. The Preliminary Risk Assessment shall conform to the 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 Phase shall not commence until a scheme for the investigation and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the Local Planning Authority.

The measures for investigating the site phase identified in the Site Investigation Proposal shall be carried out, before the Phase 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 Local Planning Authority.”

The following documents have been submitted to seek to discharge Condition 43A:

- One Medlock Street, Contaminated Land Desk Study (document ref. 5811-RAM-XX-XX-RP-YE-0001), prepared by Ramboll UK Limited
- One Medlock Street, Contaminated Land Interpretative Report (document ref. 5811-RAM-XX-XX-RP-YE-00002), prepared by Ramboll UK Limited
- Remediation Strategy & Verification Plan, prepared by Carlabrian Limited

These documents set out in detail the ground conditions present on the site and provide a detailed strategy for remediation to ensure that the site is suitable for the proposed end use.

Condition 44 Archaeological WSI

Condition 44 states:

“Prior to the commencement of development in the Block B phase, with the exception of site clearance and demolition, a programme of archaeological works shall be undertaken in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved in writing by the City Council as local planning authority. The WSI shall cover the following:

1. *A phased programme and methodology of investigation and recording that includes:*
 - *archaeological evaluation trenching;*
 - *pending the results of the above, a targeted open-area excavation (subject to a revised WSI).*
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."*

The following documents have been submitted to seek to discharge Condition 42:

- Written Scheme of Investigation (WSI) for an archaeological Strip Map Record, prepared by Salford Archaeology
- Archaeological Desk-Based Assessment, prepared by Salford Archaeology

These documents propose a programme of archaeological investigations in the forms of Strip Map Record exercise, followed by the production of an excavation report and archive. The WSI confirms that archaeological interest is related to Block A (the office building) only, with Block B containing no known remains of archaeological significance and will not form part of the archaeological evaluation outlined within the WSI.

Condition 45 CMP

Condition 45 states:

"Prior to the commencement of development within the Block B phase, a detailed construction management plan for that phase outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority which for the avoidance of doubt shall include:

- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Phasing and quantification / classification of vehicular activity associated with planned construction with commentary on types and frequency of vehicular demands;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles;*

Development shall be carried out in accordance with the approved construction management plan."

The enclosed Construction Management Plan Rev A, prepared by RG Group, provides a detailed overview of the system and procedures to manage the construction operations on site, including site access and logistics, local environment considerations, scope of works, site set up, site waste management, construction sequence, working hours, notifications, site surveys, site rules and health & safety.

Condition 46A Local labour agreement for the construction phase

Condition 46A states:

“a) Prior to the commencement of the Block B phase, details of a Local Benefit Proposal in order to demonstrate a commitment to recruit local labour for the construction phase of Block B shall be submitted to and approved in writing by the Local Planning Authority. The approved document shall be implemented as part of the construction phase 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; and*
- 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 enclosed Employment and Skills Plan, prepared by RG Group, sets out the employment and skills requirements and the strategy to implement them. The Plan anticipates that the site will offer 26 work experience placements and require at least 28 full time employees during the course of construction works, including a wide variety of skilled and semi-skilled positions. It is agreed that all of the major sub-contractors, including RG Group, have agreed to actively participate in at least 20 local Construction Careers information, Advice and Guidance event or activity.

Condition 48 Carriageway survey

Condition 48 states:

“Prior to the commencement of development within the Block B phase, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority. When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.”

The enclosed Highway Pre-condition Survey, prepared by SWECO, provides a photographic record and commentary of the existing footway and carriageway condition on Medlock Street, River Street and Garwood Street.

Condition 54A TV reception impacts

Condition 54A states:

“Prior to the commencement of development within the Block B phase, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority.

- a. Measure the existing television signal reception within the potential impact areas identified in the Television and Radio Reception Impact Assessment Issue 1.0 by GTech Surveys before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.”*

The enclosed Television Signal Survey and Reception Assessment, prepared by GTech Surveys Limited, record the existing levels and qualities of television signals in locations where possible interference effects may occur, arising from the development. The study area is currently well served by DTT transmissions from the main regional

transmitter at Winter Hill. It is also considered that digital satellite television reception conditions are currently robust around the Site and throughout the wider study area.

Conclusion

I trust that you have the relevant information in order to validate this application and discharge conditions 43A (Ground & water contamination), 44 (Archaeological WSI), 45 (CMP), 46A (Local labour agreement for the construction phase), 48 (Carriageway survey) and 54A (TV reception impacts) pursuant to planning permission (ref. 135419/FO/2022).

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

Yours sincerely



Melissa Lee Wing Tung

Assistant Planner

melissa.leewingtung@turley.co.uk