

25 July 2023

F.A.O Jennifer Atkinson
Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Pollard Street, Manchester: Application for Partial Discharge of Conditions 2, 5 and 15 - Planning Permission Reference: 128191/FO/2020 as amended by 133841/JO/2022.

Please find enclosed an application for the partial discharge of Condition 2, 5 and 15 attached to Planning Permission ref: 128191/FO/2020 approved 18 December 2020, as amended by s73 application 133841/JO/2022, approved 27 July 2022. The Applicant is AG GP Manchester Pollard B.V.

The Planning Permission relates to proposals for an office-led development on the site bounded by Great Ancoats Street, Pollard Street and the Ashton Canal in New Islington; and centred on the New Islington Metrolink stop.

For clarity, the originally approved description of development for the proposals was as follows:

“Erection of five office buildings and new public realm comprising: 3 no. 8 storey mixed use buildings (Buildings A, D and E) comprising workspaces (Use Class E) together with flexible uses at ground floor (Use Class E) and/or theatre/bar (Sui Generis) together with a multi use rooftop amenity area to Building A; and 2 no. 5 storey mixed use buildings (Buildings B and C) comprising workspaces (Use Class E) together with flexible uses at ground floor (Use Class E) and/or theatre/bar (Sui Generis); together with cycle parking, creation of pedestrian and cycle routes, external amenity spaces, new public realm and other associated engineering and infrastructure works.”

This permission was revised via Section 73 (Ref. 133841/JO/2022) application, with the following description of development sought for delivery:

Variation of planning conditions 3, 21, 24, 27, 28, 33, 34, 35, 39, 40, 41, 44, 47, 49 and 51 of planning permission 128191/FO/2020 to make elevational alterations, changes to internal layout and roof top plant

This application, as set out in this letter, seeks to partially discharge pre-commencement conditions associated with this permission to allow for works to commence on site in relation to foul drainage connections, and for further necessary ground investigations to confirm the surface water drainage strategy.

Concurrently with this application to partially discharge conditions, the Applicant has submitted a non-material amendment (s.96a) application to vary planning condition wording attached to the planning permission. This amendment would extend the previously established definition of enabling works, which is proposed to include and allow for foul drainage works to take place prior to discharging various conditions.

For completeness, the conditions the Applicant is seeking to amend, as attached to LPA Ref.: 133841/JO/2022, are Conditions 6 (Construction Management Plan), Condition 9 (piling and foundations), Condition 10 (Great Ancoats Street underpass monitoring), Condition 14 (drainage), Condition 17 (external materials samples) and Condition 18 (works to the canal wall).

Condition Discharge Information

Table 1 below sets out the documents submitted with this application for the partial discharge of Conditions 2, 5 and 15, as well as commentary on Conditions 7, Condition 12 and Condition 14 that are not submitted for discharge due to not being relevant to the initial foul drainage works to take place.

Table 1: Condition wording and submission information

Condition Wording	Submission Document(s)
<u>Condition 2</u> <i>Prior to commencement of development a detailed phasing plan for the proposed buildings hereby permitted shall be submitted for approval in writing by the City Council as Local Planning Authority in consultation with HS2 Ltd. The phasing plan shall include details of any enabling phase and indicative timescales for the implementation of the development (including landscaping and public realm elements) together with detailing that so much of the development of Buildings B, C, D and E as would preclude the use of land required for the construction of the HS2 works relating to the Metrolink tram infrastructure alterations does not take place until the land is no longer required for that purpose. The development shall be carried out in accordance with the approved phasing plan.</i>	This condition has been previously partially discharged to agree Phase 1 as Building A, B and C. A revised Phasing Plan has been prepared by Hawkins Brown (Ref. PLS-HBA-SW-ZZ-DR-A-90-0105). Phase 1 comprises Building A, followed by B and C as Phase 2, and D and E as Phase 3 subject to agreement with HS2 and TfGM. As Buildings D and E requires further consultation with TfGM, this information is therefore submitted to partially discharge Condition 2, in relation to Phase 1 and Phase 2 of the development only. The timescales for Phase 1 are to start by November 2023 and completion by Q1 2026. It should be noted that the final method and sequencing is subject to Main Contractor appointment and coordination with third parties.

Condition Wording	Submission Document(s)
<u>Condition 5</u> Prior to the commencement of the development hereby approved, archaeological investigations shall be carried out in accordance with Archaeological Desk-Based Assessment and Written Scheme of Investigation for an Archaeological Investigation prepared by Salford Archaeology stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) including: 1) A phased programme and methodology of investigation and recording to include: i) Archaeological evaluation trenching or 'strip, map and record' excavation, and; ii) Pending the results of (i), targeted detailed open area excavation and recording; 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. This should include provision for an appropriate level of academic and popular publication (monograph and Greater Manchester's Past Revealed series) 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 Archaeological Written Scheme of Investigation prepared by Salford Archaeology, approved as part of the Planning Permission, has been re-submitted with this condition discharge application. In addition, following initial investigations, further areas have been identified that merit further investigation that have been shown on the Archaeological Mitigation Plan prepared by Salford Archaeology. This information is therefore submitted in order to partially discharge parts 1i) of the planning condition and subject to those excavations, the results of part 1ii) will be submitted.

Condition Wording	Submission Document(s)
<u>Condition 15</u> Notwithstanding the phase 1 desk top assessment and phase 2 site investigation scoping document prepared by LK Consults and Civic Engineers respectively stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020, (a) before a phase of development hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority: - Submission of a Site Investigation and Risk Assessment Report - Submission of a Remediation Strategy One approved, the development shall then be carried out in accordance with the approved details. (b) When 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 development. 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.	Final Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy prepared by LK Consulting and Civic Engineers has been submitted to partially discharge Condition 15 (part a only).

Application Documentation

The application has been submitted through the Planning Portal, and comprises the following documents:

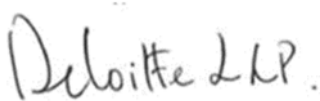
- Planning Application Condition Discharge Form;
- Written Scheme of Investigation for an Archaeological Investigation Prepared by Salford Archaeology;
- Archaeological Mitigation Areas prepared by Salford Archaeology
- Final Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy prepared by LK Consultants and Civic Engineers; and
- Phasing Plan (Ref. PLS-HBA-SW-ZZ-DR-A-90-0105) prepared by Hawkins Brown.

The fee of £116.00 has been paid online. The Planning Portal Reference number for the submitted condition discharge application is PP-12337360.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal partial discharge of the condition outlined above

If you require any further details, please do not hesitate to contact my colleagues Michael Percival (+44 161 455 6672/ mipercival@deloitte.co.uk) or Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP