Paul Butler Associates
Planning, Development & Heritage Consultants

29 September 2023

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

FAO Lucy Harrison

Ljr05/21.1562/tf

Dear Mrs Roscoe

Location: **Plot G Slate Wharf, Blantyre Street, Manchester**
Proposal: **Erection of a four storey building to form 24 residential apartments (Use Class C3) with associated hard and soft landscaping and ancillary development thereto**
Application: **113617/FO/2016**

On behalf of our client Prestbury Estates Limited, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'.

As part of this application we are applying to discharge conditions 3 part (c), 6 part (b) and 16 attached to planning permission 113617/FO/2016. We are eager to progress the discharge of these conditions since the scheme is nearing completion.

The numbered conditions of planning permission 113617/FO/2016 for which discharge is sought and the information being submitted, is set out under the headings below.

Condition 3: Local Benefit Proposal

(a) Prior to the commencement of development, details of a Local Benefit Proposal, that shall demonstrate a commitment to the recruitment of local labour for the construction phase of the development, shall be submitted to and approved in writing by the City Council, as local planning authority.

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.

(b) The document approved under part (a) above shall be fully implemented as part of the construction phase of the development.

(c) Within one month of the completion of construction works, details of the results of the scheme

approved under part (a) shall be submitted to the City Council as local planning authority for consideration.

Response: Pre-commencement part (a) of this condition was discharged under application CDN/21/0461, and in relation to part (b) of the condition we understand from the contractor that the document that was approved has been fully implemented during the construction phase of the development. In terms of part (c) of the condition, please find attached a 'Local Labour Construction – Proposal and Reporting Template' which has been inputted into following the near completion of the development.

Condition 6: Scheme for the Investigation of Site

a) The development hereby approved shall not commence unless and 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, on completion of the development and before the development is first occupied, 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: Pre-commencement part (a) of this condition was discharged under application CDN/21/0675 and the development has been carried out in accordance with the previously agreed Remediation Strategy. In relation to part (b) of this condition, please find attached a Soil Validation Report prepared by IGE Consulting. This confirms that the required cover system in the public open space/soft landscaped areas (i.e. excavation of 300mm bgl and a 300mm clean cover system to the soft landscaping areas consisting of topsoil and subsoil) has been incorporated.

Condition 16: Sustainable Drainage Scheme

No development hereby permitted shall 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:

o Verification report providing photographic evidence of construction as per design drawings;

o As built construction drawings if different from design construction drawings;
o 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.

Response: Please find attached a CCTV Survey Inspection Report prepared by IWJS and drawing 13955/30 Rev RC 'Below Ground Drainage Layout' prepared by Northern Structural Services (NSS).

In terms of a verification report, the CCTV report confirms that a survey has been carried out on the foul and surface water drainage systems. The drainage drawing provided by NSS is a record copy and incorporates minor amendments which have been highlighted. In terms of a management and maintenance plan, the below ground drainage systems are private and not subject to adoption. The maintenance strategy and requirements are set out in section 9 of the Surface Water Management Report that was submitted to satisfy condition 15 and approved under application CDN/21/0675. The management company employed for the ongoing maintenance is Zenith Management Ltd. Their details are provided below:

Zenith Management Ltd
NQ Building
47 Bengal Street
Manchester
M4 6BB

Tel: 0161 245 1166
Fax: 0161 245 1167
info@zenithmanagement.co.uk

The planning application fee will be paid by the applicant on submission of the application.

We trust that the information submitted will enable the discharge of the above conditions. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely



Tom Flanagan MTCP MRTPI
Director

Cc Simon Kimble; Prestbury Estates
Matt Fisher; Prestbury Construction