

21 July 2023

F.A.O Jen Atkinson

Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Former Boddingtons Brewery Site

**Application for Discharge of Condition 8 (Flood Risk), 9 (Culverts), 10 (Ground Remediation) and 11 (CMP)
- Planning Permission Reference: 132416/FO/2021**

Please find enclosed an application for the discharge of Conditions 8, 9, 10 and 11 attached to Planning Permission ref: 132416/FO/2021 granted 30 June 2022.

The Planning Permission relates to the erection of two residential buildings of 11 to 27 stories on the Site bounded by a Travelodge and surface level carparking to the north, further surface level carparking to the east, the under-construction Manchester College to the south, and Bury New Road to the west in Manchester.

The Applicant is Latimer Development Ltd.

For clarity, the description of development for proposals are as follows:

“Erection of two buildings part 27, 20, 17 storeys and part 11 and 10 storeys to form a mixed use development comprising of 461 residential apartments (Use Class C3a) and ground floor commercial uses (Use Class E) (718 sqm) together with public realm including courtyard pocket park, landscaping, car parking and other associated works.”

An application was previously submitted to discharge Condition 8 (Ref. CDN/22/0588) on the 17 August 2022 and Conditions 10 and 11 (Ref. CDN/22/0577) on 12 August 2022. Both were formally withdrawn on 03 February 2023 and this resubmission comprises a revised pack of information responding to responses received through the statutory consultation period on these two previous applications to allow discharge of the conditions.

Table 1 below confirms the documents submitted in support of this application for the discharge of Condition 8, 9, 10 and 11.

Table 1: Condition 8, 9, 10 and 11 Submission Documents

Condition Wording	Submission Document(s)
Condition 8: a) Notwithstanding the details submitted on the Flood Risk and Drainage Strategy prepared by SGI Engineers stamped as received by the City Council, as Local Planning Authority, on the 16 December 2021, (a) the development shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include: - Identification of flood resilient construction techniques which will be implemented for buildings levels below the 1 in 1000 year flood event. - Confirmation that the 300mm surface water sewer within the site can be abandoned following further investigation - ensuring that no offsite areas are compromised. - Consideration of alternative green SuDS solution within the public realm areas and assessment of the potential for green roof implementation if practicable; - 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 40% 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 needs to be presented with appreciation of these overland flow routes with regards to the	A response has been prepared by SGI, the drainage consultant on this project. This sets out the scheme for the drainage of surface water. Due to the contaminated nature of the site a sealed underground SuDS system will be implemented within the surface water scheme on the ground floor level. The use of green roofs has been discounted due to, the increased weight of the roof structure and the minimal available space for such roof systems. Works for the sewer abandonment have not yet taken place . Works will take place in line with the culvert report prepared by SGI and submitted with the original application, which provides a set of actions to be undertaken to confirm this can be abandoned without any areas being compromised. On this basis a partial discharge in relation to part a) to allow works to commence on site, with further details to follow once works start in regard to investigations confirming that the 300mm surface water sewer within the site can be abandoned.

Condition Wording	Submission Document(s)
properties on site and adjacent properties off site. - Hydraulic calculation of the proposed drainage system; - Construction details of flow control and SuDS elements. b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.	
<u>Condition 9</u> a) The development hereby approved shall be carried out in accordance with the Culvert Report stamped as received by the City Council, as Local Planning Authority on the 20 January 2022 including the recommendations outlined in section 7 that further investigations shall be carried out to establish the existence of the Culvert beneath the application site. b) The details of the further investigations shall be submitted to the City Council, as Local Planning Authority, prior to any above ground works. Should a culvert be located following the additional investigations then a detailed diversion plan or revised drainage details (including appropriate easements) shall be submitted for approval in writing by the City Council, as Local Planning Authority prior to any above grounds works. Any diversion work shall be undertaken in accordance with the approved details, within an agreed timescale in writing with the City Council, as Local Planning Authority. c) Should diversion works be required as part of part (b) of this planning condition, then prior to the first occupation of the residential element of each phase of the development, a verification report shall be submitted for approval in writing to the City Council, as Local Planning Authority to confirm that the diversion works have been undertaken in accordance with the previously approved report. Reason - to minimise the impact	The details of the further investigations SGI have produced an Enabling Works Scope, which notes that Investigation works shall include the reduced level GPRS survey and pile probing as described in the Culvert Report Rev A stamped as received by the City Council, as Local Planning Authority on the 20 January 2022. Should a culvert be located following the additional investigations then a detailed diversion plan or revised drainage details (including appropriate easements) shall be submitted for approval in writing by the City Council, as Local Planning Authority prior to any above grounds works. This scope is submitted to partially discharge condition 9 in relation to part b)

Condition Wording	Submission Document(s)
on a potential below ground culvert pursuant to policy EN14 of the Manchester Core Strategy (2012).	
<u>Condition 10</u> a) Notwithstanding the Ground Conditions Phase 1 and Phase 2 prepared by e3p and Remediation and Enabling Works Strategy and Ground Gas Addendum Report stamped as received by the City Council, as Local Planning Authority on the 16 December 2021, 7 February 2022 and 28 March 2022 respectively, before the development hereby approved commences the following details are required: - Updated ground risk assessment and updated remediation strategy (if the additional ground gas monitoring should that it is required): 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	An updated Ground Gas Addendum report has been prepared by e3p, which sets out the updated ground risk assessment following further ground gas monitoring. Based on these findings, it is considered that structural foundations will not create any additional ground gas risk. On this basis, the Remediation and Enabling Works Strategy prepared by e3p and submitted with the original application is still considered sufficient, and therefore no updated remediation strategy is required. This has been reflected in the Enabling Works MEP Report prepared by Wallace Whittle. This information is submitted to partially discharge Condition 10, in relation to Part a).

Condition Wording	Submission Document(s)
Council as local planning authority prior to the first occupation of the residential element. 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 on the affected parts of the site 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	
<u>Condition 11</u> The enabling works (save for any main construction works) shall not commence until a detailed construction management plan outlining working practices during construction have be submitted for approval in writing by the Local Planning Authority, which for the avoidance of doubt should include; - Display of an emergency contact number; - Details of Wheel Washing; - Dust suppression measures; - Compound locations where relevant; - Consultation with local residents/local businesses; - Location, removal and recycling of waste; - Routing strategy and swept path analysis; - Parking of construction vehicles and staff; and - Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the	A Construction Management Plan has been prepared by C&R, the appointed enabling works contractor, which addresses the requirements of the condition. It contains a Site Logistics Plan, a Construction Environmental Monitoring Plan, and a Remediation Strategy Implementation Plan (RSIP). The plan outlines proposals on traffic and environmental measures to be adopted during enabling works, and provides supplementary information to the Remediation Strategy on related issues. This information is submitted to discharge Condition 11 in full.

Condition Wording	Submission Document(s)
city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development shall be carried out in accordance with the approved construction management plan.	

Application Documentation

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

- Application Form for the discharge of condition;
- Documents highlighted in the table above.

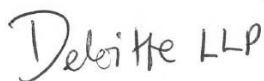
The fee of £116.00 + £64 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-12328426.

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

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

Yours sincerely



Deloitte LLP