

05 July 2023

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

FAO Jennifer Atkinson

Dear Jennifer,

325 – 327 Deansgate, Manchester – Application for Discharge of Conditions 6(a), 7(a), 9, 10 and 12 attached to Planning Permission Ref: 125804/FO/2019

Please find enclosed an application for the partial discharge of conditions 6(a) (Surface Water Drainage) and 7(a) (Site Investigation), and the full discharge of conditions 9 (Metrolink Hazard Zone), 10 (Programme of Materials), and 12 (Structural Design) attached to Planning Permission Ref: 125804/FO/2019 in relation to the development at 325 – 327 Deansgate. The applicant is Jedi Deansgate Ltd.

Background

The description of development as stated on the decision notice (Ref 125804/FO/2019) is as follows:

“Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works.”

A Section 96(a) application (Ref. 136154/NMC/2023) was approved on 17 February 2023 to amend the wording of conditions 6a, 7, 9 and 10 attached to Planning Permission Ref: 125804/FO/2019. The trigger points of these conditions were amended to allow demolition to take place prior to their full discharge in order to support the project delivery programme.

A further Section 96(a) application (Ref. 137169NMC2023) was approved on 05 June 2023 to amend the wording of conditions 6a and 12. This was for clarification purposes as following a meeting with the Local Planning Authority on 31 May 2023, it was agreed with the case officer that sufficient information had already been submitted to discharge these conditions to allow for demolition to begin.

Condition Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for partial discharge of conditions 6(a) (Surface Water Drainage) and 7(a) (Site Investigation), and full discharge of conditions 9 (Metrolink Hazard Zone), 10 (Programme of Materials) and 12 (Structural Design).

Pre-application advice in relation to the discharge of these pre-commencement conditions was sought via email (May 2023) from Manchester City Council Planning Officer to agree the information required.

The conditions are required for discharge before work excluding demolition commences. A summary of the condition wording and information submitted is set out below.

Condition 6a (Surface Water Drainage)

The wording of Condition 6 is as follows:

“Notwithstanding the detailed flood risk and drainage strategy stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, (a) above ground works excluding demolition shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;*
- 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, as the site is located within Conurbation Core Critical Drainage Area;*
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable 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 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 properties on site and adjacent properties off site.*
- Where surface water is connected to the canal agreement in principle from Canal and River Trust is required. An email of acceptance of proposed flows and/or new connection will suffice.*
- 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."

To support the partial discharge of Condition 6(a), please find enclosed a Drainage Strategy Note (June 2023) prepared by Eckersley O'Callaghan.

The information submitted is considered to be acceptable to allow for the partial discharge of Condition 6 part (a) only.

Condition 7a (Site Investigation)

The wording of Condition 7 is as follows:

"Notwithstanding the preliminary risk assessment prepared by Ground Tech stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, (a) prior to any development works (excluding demolition) commencing, 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; and*
- Submission of a remediation strategy.*

Once approved, the development shall then be carried out in accordance with the approved details.

(b) When the phase of 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 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."

To support the discharge of Condition 7(a), please find enclosed the Phase II Geo-Environmental Site Investigation Report (March 2023) prepared by Eckersley O'Callaghan.

The information submitted is considered to be acceptable to allow for the partial discharge of Condition 7 part (a) only.

Condition 9 (Metrolink Hazard Zone)

The wording of Condition 9 is as follows:

"Prior to any development works (excluding demolition) commencing, a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments shall be submitted for

approval in writing by the City Council, as Local Planning Authority, with regards to safe methods of working adjacent to the Metrolink Hazard Zone. The CMP shall include:

- the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.*
- loading and unloading of plant and materials;*
- storage of plant and materials used in constructing the development;*
- construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);*
- measures to control the emission of dust and dirt during construction.*

The approved CMP shall be adhered to throughout the development.”

To enable the full discharge of Condition 9, please find enclosed a Construction Environment Framework Plan and Construction Phase Plan (June 2023) prepared by Assured CMS.

Condition 10 (Programme of Materials)

The wording of Condition 10 is as follows:

“Prior to any development works (excluding demolition) commencing, a programme of materials to be used on all external elevations and shop fronts for the viaduct arches of the development shall be submitted and approved in writing by the City Council, as Local Planning Authority. The programme shall include dates for the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation/louvers/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.”

To allow the full discharge of condition 10, please see enclosed a Materials Schedule (June 2023) prepared by SimpsonHaugh & Partners.

Condition 12 (Structural Design)

The wording of Condition 12 is as follows:

“Prior to the commencement of works excluding demolition, detailed structural designs / surveys shall be submitted for approval in writing by the City Council, as Local Planning Authority, in order to determine the effects of the proposal on the structure of the Viaduct. This shall include, the detailed design (including the results of any structural surveys) and the proposed structure monitoring regime during the development construction.

The approved strategy shall be adhered to throughout the development.”

Condition 12 was previously discharged (ref: CND/23/0123) on 11 May 2023. However, the second stage of piling works and main build were noted to have a greater potential to impact the Metrolink infrastructure. Hence additional vibration monitoring, settlement monitoring and track monitoring were required for the full discharge of condition 12 post-demolition.

To allow the full discharge of condition 12, please see enclosed a Structural Drawing pack prepared by Eckersley O'Callaghan Ltd and a Construction Environment Framework Plan (June 2023) including a Structural Monitoring Summary prepared by Assured CMS and Mabeyhire Ltd to support the full discharge of condition 12.

Summary

Table 1 below confirms the documents submitted in support of this application.

Condition		Partial or Full Discharge	Documents Submitted
6	Surface Water Drainage	Partial discharge (part a) only	Drainage Strategy Note (June 2023), prepared by Eckersley O'Callaghan Ltd
7	Site Investigation	Partial discharge (part a) only	Phase II Geo Environmental Site Investigation Report, (March 2023), prepared by Eckersley O'Callaghan Ltd
9	Metrolink Hazard Zone	Full discharge (Previously discharged in respect to demolition work ref: CND/23/0123)	Construction Phase Plan (April 2023), prepared by Assured CMS Construction Environment Framework Plan (June 2023), prepared by Assured CMS
10	Programme of Materials	Full discharge	Materials Schedule (June 2023), provided by SimpsonHaugh & Partners
12	Structural Design	Full discharge (Previously discharged in respect to demolition work ref: CND/23/0123)	Structural Drawing pack, prepared by Eckersley O'Callaghan Ltd Construction Environment Framework Plan (June 2023) including Structural Monitoring Summary, prepared by Assured CMS and Mabeyhire Ltd

Summary

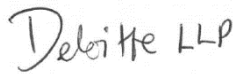
In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-12233227.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of conditions 6(a) (Surface Water Drainage) and 7(a) (Site Investigation) and full discharge of conditions 9 (Metrolink Hazard Zone), 10 (Programme of Materials) and 12 (Structural Design) as outlined above.

If you require any further details, please do not hesitate to contact my colleagues Joe McElhone (0161 455 6994 / joemcelhone@deloitte.co.uk) and Jasmine Sandhu (0113 341 6838 / jasminesandhu@deloitte.co.uk).

Yours sincerely



Deloitte LLP

Enc.