

24th July 2023

Jennifer Atkinson
Planning
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Dear Jennifer,

**DISCHARGE OF CONDITIONS
PLANNING PORTAL REFS PP-12326552; PP-12326613
BRUNSWICK MILL, BRADFORD ROAD, MANCHESTER, M40 7EZ**

These applications are submitted on behalf of Arrowsmith Brunswick Square Limited in relation to the following:

- Discharge of conditions 7, 9, 10, 13 (partial discharge), 17 and 48 of application ref 130394/FO/2021 (PP-12326552)
- Discharge of condition 4 of application ref 130395/LO/2021 (PP-12326613)

The related full and listed building consent applications were granted on 19th April 2022, respectively:

Refurbishment, removal/demolition, repair and reconfiguration of Brunswick Mill to create work spaces, retail and community uses (Use Class E and Use Class F2) (2034 sqm) at the ground floor and creation of 153 residential apartments (Use Class C3a) with the upper floors following demolition works together with the erection of a part 6, part 8 storey building to form 100 residential apartments (Use Class C3a) and a 5 storey buildings to form 24 residential apartments (Use Class C3a) (277 apartments in total across the 3 buildings) with associated car parking, roof top amenity space, access and servicing, landscaping, pedestrian access to the Ashton Canal and other associated works; and

Listed Building Consent for refurbishment, removal/demolition, repair and reconfiguration of Brunswick Mill including deconstruction of the small vestiges of perimeter walls of the former cotton mill immediately west of Brunswick Mill (known as Pooley's Mill) to create work spaces, retail and community uses (Use Class E and Use Class F2) (2034 sqm) at the ground floor and creation of 153 residential apartments (Use Class C3a) with the upper floors following demolition works together with the erection of a part 6, part 8 storey building to form 100 residential apartments (Use Class C3a) and a 5 storey buildings to form 24 residential apartments (Use Class C3a) (277 apartments in total across the 3 buildings) with associated car parking, roof top amenity space, access and servicing, landscaping, pedestrian access to the Ashton Canal and other associated works

Discharge of Conditions

This submission seeks to discharge the following conditions:

FUL Cond. No.	LBC Cond. No.	Condition wording
7	4	No groundworks shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following: 1. Informed by the updated North West Regional Research Framework, a phased programme and methodology of investigation and recording to include: - a historic building investigation (Level 2/3) of any historic buildings or structures that are to be removed - archaeological evaluation trenching; - pending the results of the above, targeted open-area excavation. 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, including provision for a permanent information panel. 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.
9		The development shall not commence until a detailed construction management plan outlining working practices during construction have been 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 regarding construction and necessary access arrangements particularly to adjacent land; - 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 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.

10		The development (including demolition, ground works, vegetation clearance) shall not commence until a Biodiversity Construction Management has been submitted for approval in writing by the City Council, as Local Planning Authority. The Plan shall include the following. - Risk assessment of potentially damaging construction activities. - Identification of "biodiversity protection zones"; - Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements); - The location and timing of sensitive works to avoid harm to biodiversity features; - The times during construction when specialist ecologists need to be present on site to oversee works; - Responsible persons and lines of communication; - The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; - Use of protective fences, exclusion barriers and warning signs. The approved Plan shall implemented throughout the duration of the construction period.
13		a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction 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 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) Within one month prior to construction work associated with the development being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.
17		Notwithstanding drawings 106-LYR-XX-XX-M2D-L-0001-02 Rev 1 stamped as received by the City Council, as Local Planning Authority, on the 19 August 2021, (a) prior to any above ground works details of the hard and soft landscaping scheme (including appropriate materials, specifications) shall be submitted for approval in writing by the City Council as Local Planning Authority. (b) The approved scheme shall be implemented prior to the first occupation of the residential element of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

48	Prior to above ground works, a scheme for the Biodiversity Mitigation and Enhancement Measures, as outlined in section 5 of The Extended Phase 1 Habitat Survey & Daytime Bat Survey by Rachel Hacking Ecology dated 2021, shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development and shall be retained thereafter.
----	--

Condition 7 / 4

The same condition is duplicated on both consents and therefore relates to both. Partial discharge is sought through the submission of a Written Scheme of Investigation prepared by Salford Archaeology.

Condition 9

This condition requires a detailed construction management plan. The submitted document is prepared by Big Red Construction. It covers the information required by the condition as follows:

- Display of an emergency contact number – Section 5
- Details of Wheel Washing – Section 4.10
- Dust suppression measures – para 4.1.3, Section 4.8
- Compound locations where relevant – Section 3.4 and Appendix 1
- Consultation with local residents/local businesses regarding construction and necessary access arrangements particularly to adjacent land – paras 3.6.3, 4.6.7, 4.6.8
- Location, removal and recycling of waste – Section 4.9
- Routing strategy and swept path analysis – Section 3.7, 3.12
- Parking of construction vehicles and staff – Section 3.5
- Sheeting over of construction vehicles – para 4.8.8.

Condition 10

This condition requires a Biodiversity Construction Management Plan, which has been prepared by Rachel Hacking Ecology. The required information is set out in the report as follows:

- Risk assessment of potentially damaging construction activities – page 3.
- Identification of "biodiversity protection zones" – page 3;
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including location and timing of sensitive works – page 3-4;
- The times during construction when specialist ecologists need to be present on site to oversee works – noted throughout;
- Responsible persons and lines of communication – page 4-5;
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person – page 4-5;
- Use of protective fences, exclusion barriers and warning signs – page 5.

Condition 13

This is a partial discharge for condition 13 which requires a Local Benefit Proposal to be provided. This forms part of the submission and has been prepared using the relevant template and on the basis of advice received from the Council.

Condition 17

This condition requires details of the hard and soft landscaping scheme (including appropriate materials and specifications). Plans are provided, prepared by DEP, covering the courtyard and car parking area.

Condition 48

This condition requires a scheme for Biodiversity Mitigation and Enhancement Measures. This is covered by the report from Rachel Hacking Ecology at pages 5-6. A bat survey is provided for completeness.

I trust the enclosed is satisfactory to allow you to register the applications and I look forward to acknowledgement of their receipt. Should you wish to discuss the proposals or have any queries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "DBB", with a long horizontal stroke extending to the right.

Deborah Baker Barnett
Associate Director