

17 February 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 3, 4a, 5, 8, 9, 11 and 12 of Planning Permission Ref: 125804/FO/2019

Please find enclosed an application for the full discharge of conditions 3 (Bat Survey), 4a (Local Labour), 5 (WSI Report) 8 (Construction Management Plan), 9 (Metrolink Hazard Zone), 11 (Bird Survey) and 12 (Detailed Structural Design and Surveys) attached to Planning Permission Ref: 125804/FO/2019 in relation to the 325 – 327 Deansgate development. The applicant is Jedi Deansgate Ltd.

Background

The description of development, as stated on the decision notice (Planning Permission 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 concurrent Non-Material Amendment (NMA) application (Ref 136154/NMC/2023) has been submitted, which seeks to amend the wording of Condition 6a, 7, 9 and 10. The NMA proposed amendments to the trigger points of four pre-commencement conditions in order to allow demolition to take place prior to their discharge, in order to support the project delivery programme. The application is agreed in principle with the Local Planning Authority, following email correspondence on 23 January 2023.

Condition Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for discharge of Conditions 3 (Bat survey), 4a (Local Labour), 5 (WSI Report), 8 (Construction Management Plan), 9 (Metrolink Hazard Zone) 11 (Bird Survey) and 12 (Detailed Structural Design and Surveys).

Condition 3 (Bat Survey)

The wording of Condition 3 is as follows:

“If demolition works have not commenced by 1 March 2021, prior to the demolition of the existing buildings at the site, an updated survey shall be submitted for approval in writing by the City Council, as Local Planning Authority. The report shall detail any changes in condition and any mitigation that may be required. The demolition shall be carried out in accordance with any approved report.”

Whilst not defined within the condition wording, email correspondence with the case officer on 18 January 2023 has confirmed that the intention of this condition is to secure an updated bat survey should development not have commenced within the identified time period. As works had not commenced prior to 1 March 2021, to allow discharge of Condition 3, please find enclosed a Preliminary Roost Assessment for Bats and Nesting Birds prepared by Penny Anderson Associates Ltd (January 2023).

The Preliminary Roost Assessment provides an update on the 2018 survey and outlines the appropriate course of action for any identified potential to support roosting bats and nesting birds, thus the site is suitable for the proposed development.

The report concludes that the buildings within the site have negligible potential to support roosting bats and therefore no mitigation is required.

Condition 4a (Local Labour)

The wording of Condition 4 is as follows:

“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 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.”

To support the partial discharge of Condition 4a, please find enclosed a Local Labour Agreement prepared by Assured CMS Ltd.

Condition 5 (Written Scheme of Investigation)

The wording of Condition 5 is as follows:

“No demolition or development 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:

(a) A phased programme and methodology of investigation and recording to include:

- i) an evaluation through trial trenching*
- ii) dependent on the above, more detailed excavation (subject to a separate WSI.)*

b) A programme for post investigation assessment to include:

- production of a final report on the investigation results*

(c) Deposition of the final report with the Greater Manchester Historic Environment Record.

(d) Dissemination of the results of the archaeological investigation.

(e) Provision for archive deposition of the report and records of the site investigation commensurate with their significance.

(f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.”

To allow full discharge of Condition 5, please find enclosed a Written Scheme of Evaluation (WSI) for an archaeological evaluation prepared by Salford Archaeology.

Condition 8 (Construction Management Plan)

The wording of Condition 8, is as follows:

“Prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved 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;*
- *Measures to minimise impacts on the Rochdale Canal;*
- *Dust suppression measures;*
- *Consultation and notification with local residents;*
- *Compound locations where relevant;*

- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles.*

The development shall be carried out in accordance with the approved construction management plan.”

To allow the full discharge of Condition 8, please find enclosed a Framework Construction Environmental Management Plan prepared by Assured CMS (January 2023).

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.”

A concurrent NMA application (Ref 136154/NMC/2023) has been submitted, which seeks to amend the wording of this condition to allow for demolition to commence prior to submission of the required information.

To allow full discharge of Condition 9, please find enclosed:

- Framework Construction Environmental Management Plan, prepared by Assured CMS (January 2023).
- Detailed Risk Assessment prepared by D&R demolition (January 2023).

Condition 11 (Bird Survey)

The wording of Condition 11, is as follows:

“No vegetation clearance or demolition works shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the removal works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.”

To allow full discharge of Condition 11, please see the enclosed Preliminary Roost Assessment for Bats and Nesting Birds, also submitted in regard of Condition 3.

The assessment notes that ecologist will perform checks for nesting birds within 48 hours prior to any demolition taking place.

Condition 12 (Detailed Structural Design and Surveys)

The wording of Condition 12 is as follows:

“Prior to the commencement of the development, 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.”

To support full discharge of Condition 12, please find enclosed a Structural Engineering Strategy, prepared by Eckersley O’Callahan (February 2023).

The structural proposals presented in the strategy are indicative and are subject to further design development and refinement in the later design stages; however, the general structural design principles are anticipated to remain the same.

Summary

Table 1 below summarises the information submitted in support of this application.

Condition		Partial or Full Discharge	Documents Submitted
3	Bat Survey	Full discharge	Preliminary Roost Assessment for Bats and Nesting Birds prepared by Penny Anderson Associates Ltd (January 2023).
4a	Local Labour Agreement	Partial discharge	Local Labour Agreement, prepared by Assured CMS Ltd (January 2023)

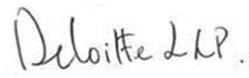
Condition		Partial or Full Discharge	Documents Submitted
5	Written Scheme of Investigation	Full discharge	Written Scheme of Evaluation (WSI) for an archaeological evaluation prepared by Salford Archaeology (February 2023)
8	Construction Management Plan	Full discharge	Framework Construction Environmental Management Plan prepared by Assured CMS (January 2023)
9	Construction Management Plan re. works close to Metrolink	Full discharge (On the basis of amended condition wording – subject to NMA Ref. 136154/NMC/2023)	Framework Construction Environmental Management Plan prepared by Assured CMS (January 2023) Demolition RAMs, prepared by D&R Demolition (January 2023)
11	Bird Survey	Full discharge	Preliminary Roost Assessment for Bats and Nesting Birds prepared by Penny Anderson Associates Ltd (January 2023).
12	Detailed Structural Design and Surveys	Full discharge	MCC Planning Condition 12 discharge – structural engineering strategy, prepared by Eckersley O’Callaghan (February 2023)

The application has been submitted through the Planning Portal and the reference number for this application is PP-11932391

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 full discharge of Conditions 3, 4a, 5, 8, 9, 11 and 12 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 Niall Alcock (0161 455 6787 / nalcock@deloitte.co.uk)

Yours sincerely

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

Deloitte LLP

Enc.