

16 January 2022

Planning Department
Manchester City Council
PO Box 352
Town Hall
Manchester
M60 2LA

Dear Sir / Madam,

Plot 10, First Street – Full Planning Application for drainage infrastructure works on Hulme Street and River Street to facilitate future development

On behalf of our Client First Street Developments Limited, please find enclosed an application for full planning permission for:

“Works to divert existing sewer, including excavations and landscaping works to return footpaths and road surfaces to their current state.” (‘the Proposed Development’)

The proposed works are required to facilitate the future redevelopment of Plot 10 of the First Street masterplan, which are identified regeneration priority sites within the First Street Strategic Development Framework (SDF).

This application seeks to divert the extant drainage network present within Plots 10a and 10b, so that these routes run along the adjacent Hulme Street and River Street, with connections into each plot, servicing each development. In this regard, the works will comprise essential enabling infrastructure to facilitate these two regeneration projects.

This letter provides a review of the Proposed Development against relevant national and local planning policies and guidance to show compliance where relevant, identifying the key benefits arising from the Proposed Development and setting out the process the design team have undergone, prior to the submission of the planning application.

This document should be read alongside the accompanying suite of information that makes up this planning application. These supporting documents enable the planning application to be validated and determined and include:

- Application Form and Notices, prepared by Deloitte LLP;
- Location Plan, prepared by Ramboll;

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- Proposed Arrangement Plans, prepared by Ramboll;
- Drainage Strategy and drawings, prepared by Ramboll;
- Construction Management Plan, prepared by BAM;
- Geotechnical and Contaminated Land Interpretive Report, prepared by Ramboll;
- Ground Contamination Risk Assessment, prepared by Ramboll; and
- Archaeological Note, prepared by Pre-Construct Archaeology Ltd.

Site Description

The Site comprises two broadly rectangular plots of land - one extending along Hulme Street, from just short of the junction with Medlock Street, to just beyond the junction with Wilmott Street and one extending along River Street, from First Street eastwards to where the road bends southwards towards the connection with Hulme Street. Both areas are currently in use as tarmacked roadway, in private ownership of the Applicant, with the exception of the eastern-most extent of Hulme Street from the junction with Wilmott Street, which comprises public highway. Combined, the Site is approximately 1,570 sq metres in size.

Wider Area

Immediately to the north and north-west of the Site are the completed No.1 and No.8 First St buildings, which are home to commercial occupiers including WSP, Autotrader, Amaze, Odeon and Jacobs. James Grigor Square, an attractive outdoor space, is located to the north-west of the Site.

Further to the north is First Street North ('FSN'), which is now complete. Centred around Tony Wilson Place, FSN is now a cultural hub for the city including HOME a contemporary art, film and theatre complex, alongside a wider mix of uses including student accommodation, an MSCP and a range of carefully curated food and drink operators, as well as new public spaces.

To the east of the Site are a number of former Mills including Macintosh Mill, Chorlton Mill and Cambridge Mill, which are Grade II listed and are currently used as residential or office spaces.

To the immediate south is the under-construction Plot 11 site (125573/FO/2019), which is an application for four co-living towers of varying heights (between 10 and 45 storeys). Slightly further south of the Site, beyond Parkway Gate and Medlock House student accommodation, is the Mancunian Way – a key arterial vehicular route into the City Centre.

Immediately west of the Site is Plot 9 of the First Street Masterplan. Planning Permission (132600/FO/2021) was secured for a nine storey, 'net-zero' office building, being brought forward by Ask at Plot 9a (the northern segment). In June 2022, it was announced that the Government Property Agency (GPA) will occupy the Plot 9a building once completed. Plot 9b remains a vacant future development site.

Between the two areas of land comprising the Site is Plot 10 of the First Street masterplan, split north-south into two future development plots 10a and 10b. The western plot, 10a, is being progressed for proposals for a Grade A office development. The eastern plot, 10b, is being progressed for proposals for a

purpose-built student accommodation building. An application for these plots is anticipated to be submitted in January 2023.

As well as being within the First Street SDF, the Site is also located within the Oxford Road Corridor, Manchester's Innovation District and a destination with a unique concentration of knowledge, business and cultural assets. The Oxford Road Corridor has a Spatial Framework which establishes the principles that development of land must follow, including the prioritisation of commercial or educational/research use.

Site Specific Environmental Designations

Flood Risk and Drainage

According to the Environment Agency's Flood Map, the north-east part of the Site is located within Flood Zone 2, whilst the remaining areas are located within Flood Zone 1.

The Site is located within the Critical Drainage Area prescribed by Manchester, Salford and Trafford councils Strategic Flood Risk Assessment.

For further details on flood risk, please refer to the Technical Note prepared by Ramboll.

Planning History

Relevant approved planning permissions of most relevance on the Site are set out in the table below.

Table 1 – Site Planning History

PP Reference	Description	Status
111240/FO/2016/C1	Creation of a temporary landscaped area in advance of permanent redevelopment	Approved April 2016
130608/FO/2021	Planning Permission for the change of use to allow for temporary events space including the erection of two temporary stages and tent within Plots 9 and 10 of First Street, as well as pop-up concessions stands and a private corporate event space for a period of 12 weeks	Withdrawn 15 September 2021

Proposed Development

This section should be read in conjunction with the submitted application drawings and Technical Note, prepared by Ramboll.

The proposed application comprises the diversion of the public sewer drainage network between manhole 7301 and manhole 8301, located approximately 10m to the North into River Street, and the diversion of

the existing gullies within Hulme Street via a new piped system along the line of the existing public sewer. A new manhole to be constructed on the public sewer pipework line downstream of manhole 8301.

The proposal consists of a phased approach to the diversion, to allow for the construction of the diversion works.

Phase One will consist of the River Street works which will allow for the public sewer within Hulme Street to remain live during these works. This would allow for the divestment of the public sewer line between manholes 7301 and 8301. Further details are set out within Appendix A of the Technical Note, prepared by Ramboll, submitted alongside this application.

Phase Two will consist of the Hulme Street works which will allow for the public sewer line between 7201 and 7301 to be divested and to divert the flow within Hulme Street to a point downstream of 8301. Please refer to Appendix A for further details.

Following all works, landscaping works will be carried out to return surfaces and landscaping to their existing pre-development state.

The Applicant has submitted an initial consultation to United Utilities with regard to this application, with all documents associated with this application issued on 2 November 2022. At the time of writing, United Utilities has confirmed receipt of the information and discussions have commenced.

Development Plan and Material Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

This section of the document identifies that the Proposed Development is in accordance with, and positively contribute to, the aims of planning policy at a national and local level, including the National Planning Policy Framework and the adopted Local Development Plan.

The key Development Plan documents relevant to this application comprise the 2012 Manchester Core Strategy and Saved Policies of the 2006 Manchester Unitary Development Plan (UDP).

Key policies are as follows:

- Core Strategy Policy SP 1 (Spatial Principles)
- Core Strategy Policy EN 18 (Contaminated Land and Ground Stability)
- Core Strategy Policy DM 1 (Development Management)
- UDP Development Control Policy 26 (Noise)

Policy SP 1 of the Manchester Core Strategy outlines that development in all parts of the City should reuse previously developed land wherever possible. The Proposed Development will facilitate the re-use of previously developed land.

Furthermore, Policy EN 18 (Contaminated Land and Ground Stability) states that the Council will give priority to the remediation of contaminated land in strategic locations as identified within this document. Also, any proposal for development of contaminated land shall undertake an assessment of any associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them.

The application is supported by a Ground Contamination Risk Assessment, prepared by Ramboll, which establishes the environmental, geological, hydrological and hydrogeological conditions present at the Site that may result in potential contamination risks / ground related risks for existing and/or potential future uses.

It has been confirmed by Ramboll within the Geotechnical and Contaminated Land Interpretive Report, that the stratigraphy identified beneath the Site comprises Made Ground over Glaciofluvial Deposits/Glacial Till over Sandstone. The report concludes that the risk to piling associated with buried channels or voiding within the bedrock may therefore be considered as low.

The report concludes that due to the presence of buried concrete at several locations, at depths above 1.0 metres, advance pile probing would be advisable to minimise risk of potential delays if unexpected obstructions are encountered.

In regard to contamination at the Site, the following pollutant linkages have been identified within the report: asbestos in made ground across the Site; hydrocarbons and SVOCs in soils above water supply pipe threshold for PE pipe; ground gases (methane and carbon dioxide); and potential additional impacts, such as unexpected or unidentified contamination which may be encountered during works. These impacts will require further consideration in accordance with the CL:AIRE Waste Code of Practice (2011).

It is concluded within the report, that the hotspot areas will need to be segregated and resampled to confirm the waste classification. This will limit any mixing of potentially hazardous material with possibly non-hazardous material in order to keep the waste streams separate and costs for disposals to a minimum.

Further details relating to contamination are set out within the Geotechnical and Contaminated Land Interpretive Report, prepared by Ramboll, submitted in conjunction with this planning application. The works will be undertaken in-line with the conclusions and recommendations of this report.

Policy EN3 notes that new development must preserve archaeological remains. It has been confirmed by Pre-Construction Archaeology that the Proposed Development is not considered to have an archaeological impact and therefore no archaeological work is anticipated to be necessary. Please refer to the Archaeological Note prepared by Pre-Construct Archaeology, submitted alongside this application.

Core Strategy Policy DM 1 outlines that all development should have regard to effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

A Detailed Construction Management Plan has also been prepared which details the proposed mitigation measures in respect of the potential noise, vibration and air quality impacts.

With regard to other material considerations, the proposals are consistent with the endorsed First Street SRF, which envisages the improvement and expansion of the area.

The National Planning Policy Framework also supports the re-use of previously developed land and remediation activities to be undertaken to a level that is suitable for proposed future uses.

As such, the Proposed Development is considered to be in accordance with the policies of the Development Plan, when taken as a whole and has been assessed to be in accordance with all other relevant material considerations.

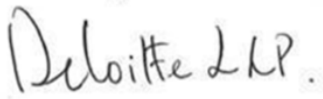
Summary and Conclusions

The application has been submitted on the Planning Portal (Ref. PP-11748429). A fee has been paid to MCC for £500.20 in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We trust you will find this application in order, and we look forward to receiving written confirmation of its registration.

Please contact Niall Alcock (0161 455 6787 / nalcock@deloitte.co.uk) at the earliest opportunity should you have any queries or require any further information.

Yours sincerely

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

Deloitte LLP

Encs.