

03 February 2023

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer

Jersey Wharf, Manchester
Application for a Non-Material Amendment - Planning Permission Ref: 133769/FO/2022

Please find enclosed an application for a Non-Material Amendment (NMA) to Planning Permission ref: 133769/FO/2022 (approved 10 January 2023), in accordance with Section 96(a) of the Town and Country Planning Act 1990 (as amended). The Planning Permission relates to the erection of two 8-storey residential-led buildings in Ancoats, known as Jersey Wharf. The applicant is Manchester Life Development Company 3 Ltd.

The Site comprises 0.54ha of brownfield land and is bound by Jersey Street to the north, Rochdale Canal to the south, Flint Glass Wharf/Works to the west and grassland to the east in Ancoats.

For completeness, the description of development for Planning Permission ref 133769/FO/2022 is:

'Erection of two, 8 storey residential buildings (Use Class C3a) with associated ground floor commercial (Use Class E) and ancillary amenity space, together with cycle and car parking, landscaping and public realm and other associated works following demolition of existing structures.'

Proposed Amendments

The following proposed amendments are a result of the detailed design development process, and consideration of construction sequencing. The proposed amendments as set out below, do not alter the form of the development approved. It has been concluded that the changes will not materially alter the originally approved scheme and therefore is considered to be non-material to its determination.

Drainage enabling works

The amendments to Conditions 3, 5, 6, 7, 9, 10, 11, 12, 14 and 48, are proposed in order to facilitate lawful implementation of the planning permission via drainage connections. It is proposed that the construction programme for Jersey Wharf will commence in full shortly thereafter.

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A Proposed Drainage Enabling Works Phasing Boundaries drawing (drawing ref: JWA-CUR-XX-XX-DR-C-92504-P03) has been prepared by Curtins which outlines the two phased approach to the development. Phase 1 comprises the Drainage Enabling Works Boundary and the Proposed Private Combined Drain connections to the Existing Combined Public Sewer and Phase 2 comprises the remaining development. The location of these drainage works have been reviewed by the technical consultant team, as set out in the Eliza Yard and Jersey Wharf Enabling Works Phasing Note prepared by Manchester Life Development Company 3 Ltd, and they do not interact with any areas of archaeology and are not of sufficient scale or depth to necessitate a full ground conditions remediation strategy.

On this basis, the proposed amendment does not alter the form of the development approved. It has been concluded that the change will not materially alter the originally approved scheme and therefore is considered to be non-material to its determination.

Programme for providing full details and samples of all external materials

Now that a more detailed construction programme is in place, it is considered that it will not be possible to provide full details and samples of all external materials prior to commencing enabling works. To allow progression in line with this construction programme, this application seeks to amend the trigger points of Condition 12 to allow the commencement of the enabling works, foundations and ground floor slab works prior to the full sign off of the external materials.

A sample panel drawing (drawing ref. JWA-PRP-BA-ZZ-DR-A-002600) has been prepared by PRP which outlines the materials and details which will be included within the sample panel. This was agreed with MCC as being acceptable as part of the pre-application discussions.

Consultation

The approved scheme was subject to a comprehensive process of pre-application public and stakeholder engagement, including engagement with Historic England, Greater Manchester Police, local businesses and residents, and local Ward Councillors. The proposals were also subject to statutory consultation during the determination period. The proposed changes are considered to be non-material in the context of the previous consultations.

This application is submitted following pre-application consultation with the Local Planning Authority in December 2022 and January 2023, where it was agreed with officers that the proposed changes could be applied for via a Non-Material Amendment to the existing permission and the proposed amendments were agreed in principle.

Proposed Amended Condition Wording

This proposed wording of planning conditions, as amended, is set out below and additional wording is highlighted in bold.

Table 1.1 – Amended Condition Wording

Condition number and subject	Amended Condition Wording
Condition 3 – Method for Piling	<i>“Prior to the commencement of Phase 2 of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03, details of the method for</i>

	piling, or any other foundation design using penetrative methods, as relevant to that phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development."
Condition 5 – Structural condition of the canal wall	"Prior to the commencement of Phase 2 of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03, a scheme of investigation, as relevant to that phase of the development, to establish the structural condition of the canal wall on the southern boundary of the site including the extent to which any works on the site, including altering the site levels, will increase loadings on the wall and the need for any rebuilding or strengthening works as may be necessary to ensure that the structural integrity of the wall can be maintained, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The work on or adjacent to the canal wash wall shall be carried out in accordance with the approved method statement."
Condition 6 – Risk Assessment and Method Statement for works adjacent to the canal	"Prior to the commencement of Phase 2 of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03, a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the canal as relevant to that phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The details shall include: - o demonstration that additional loads from the permanent or any temporary works, plant and machinery or storage of materials would not harm the structural integrity of the canal infrastructure; - o provide cross sections showing the distance from the canal, hard landscaping/raised beds; and proposed buildings; - o include the design, depth and means of construction of the foundations of the buildings, together with any other proposed earthmoving and excavation works required in connection with demolition or construction of the buildings; - o details specifying how the canal will be protected during the works, including tree removal and include any details of how the tree roots would be treated and details of the proposed protective fencing to be erected to safeguard the waterway infrastructure during construction; - o include the steps to be taken to prevent the discharge of silt -laden run-off, materials or dust or any accidental spillages entering the canal. The development shall only be carried out in accordance with the agreed Risk Assessment and Method Statement for the duration of the works."
Condition 7 – Construction Environmental Management Plan	"Each relevant phase of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03 shall not commence until a detailed Construction Environment Management Plan (CEMP), as relevant to that phase of the development, has been submitted for approval in writing by the Local Planning Authority, which should include;

	- A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development; - Include the steps to be taken to prevent the discharge of silt-laden run-off, construction site drainage, materials or dust or any accidental spillages entering the waterway; - details of the environmental pollution incident emergency response; - include measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the canal; - details specifying how the waterway corridor and its users would be protected during the works and - include any details of proposed protective fencing/netting to be erected to safeguard the waterway infrastructure during site clearance/construction The development shall be carried out in accordance with the approved construction environmental plan.
Condition 9 - WSI	<i>"Prior to the commencement of Phase 2 of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03, the applicant or their agents or successors in title shall secure the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted for approval in writing by the City Council, as Local Planning Authority. The WSI shall cover the following:</i> <i>1. A phased programme and methodology of investigation and recording to include:</i> - archaeological evaluation trenching; - pending the results of the above, a targeted open-area excavation. <i>2. A programme for post-investigation assessment to include:</i> - production of a final report on the results of the investigations and their significance. <i>3. Deposition of the final report with the Greater Manchester Historic Environment Record.</i> <i>4. Dissemination of the results of the archaeological investigations commensurate with their significance.</i> <i>5. Provision for archive deposition of the report and records of the site investigation.</i> <i>6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI."</i>
Condition 10 – Site Investigation	<i>a) Notwithstanding the Phase 1 Geoenvironmental Site Assessment, Manchester Life Phase 3 (Parcel C), E3P, Reference: 13-729-R1, February 2020, Phase II Geoenvironmental Site Assessment, Land at Jersey Street, Ancoats (Parcel C), E3P, Reference: 13-350-R3, February 2020 and Ground Gas Addendum Report, Land at Jersey Street, Ancoats (Parcel C), E3P, Reference: 13-729-R3-C, April 2020 (including calibration certificates) stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, the development (except for demolition</i>

	works) the development of Phase 2, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03 shall not commence, until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site - Submission of an addendum Site Investigation and Risk Assessment Report due to insufficient coverage to date, including; a. Further investigation of Parcel C upon demolition of structures. b. Further investigation within the canal to the west of the site c. Additional gas monitoring. - Submission of a Remediation Strategy 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 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.”
Condition 11 – Detailed Construction Management Plan	“Notwithstanding the Framework Construction Management MLDC stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022, the development of each relevant phase of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03 shall not commence until a detailed construction management plan outlining working practices during construction, as relevant to that phase of the development, have be submitted for approval in writing by the Local Planning Authority, which for the avoidance of doubt should include; - o Display of an emergency contact number; - o Details of Wheel Washing; - o Dust suppression measures; - o Compound locations where relevant; - o Consultation with local residents/local businesses; - o Location, removal and recycling of waste; - o Routing strategy and swept path analysis; - o Parking of construction vehicles and staff; and - o 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."
Condition 12 – Full details and samples of all external materials	"Prior to the commencement of any above ground floor slab works, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel in accordance with drawing ref. JWA-PRP-BA-ZZ-DR-A-002600) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, window reveals and soffits, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management. The approved materials shall then be implemented as part of the development."
Condition 14 – Local Benefit Proposal	"a) Prior to the commencement of Phase 2 of the development, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03, 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. <i>In this condition a Local Benefit Proposal means a document which includes:</i> <i>i) the measures proposed to recruit local people including apprenticeships</i> <i>ii) mechanisms for the implementation and delivery of the Local Benefit Proposal</i> <i>iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives</i> (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."
Condition 48 – Enabling Works	"No development other than Enabling Works as set out below: 1. Site hoarding 2. Site clearance (including demolition of the existing buildings) and vegetation removal 3. Archaeological investigation works 4. Site remediation 5. Site investigation 6. Phase 1 drainage enabling works, as detailed in drawing JWA-CUR-XX-XX-DR-C-92504-P03

	<i>shall be carried out pursuant to this permission if the contract for the construction and completion of the building hereby permitted has not been let by 18 months post decision notice date and evidence provided to the reasonable satisfaction of the City Council, as Local Planning Authority.</i> <i>b) Should the construction contract not have been let with suitable evidence provided to the LPA by 18 months post decision notice date, any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out. In this event, no later than 18 months post decision notice date, a scheme shall be submitted to the City Council, as Local Planning Authority, setting out how the site shall be landscaped and maintained and thereafter the site shall be landscaped and managed in accordance with the scheme that has been approved by the City Council, as Local Planning Authority. The approved scheme shall be implemented within two months of approval."</i>
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Application Documentation

The Application is supported by:

- Application Form;
- Proposed Drainage Enabling Works Phasing Boundaries drawing (drawing ref: JWA-CUR-XX-XX-DR-C-92504-P03) prepared by Curtins;
- Eliza Yard and Jersey Wharf Enabling Works Phasing Note prepared by Manchester Life Development Company;
- Sample Panel Drawing (drawing ref: JWA-PRP-BA-ZZ-DR-A-002600) prepared by PRP.

Summary

The Site is bound by Jersey Street to the north, Rochdale Canal to the south, Flint Glass Wharf/Works to the west and grassland to the east. Planning permission was granted on the Site on 10 January 2023 (planning permission ref. 133769/FO/2022) for the erection of two 8-storey buildings comprising 190 residential units, ground floor commercial floorspace, three disabled car parking spaces, cycle parking provision, and ancillary amenity space.

The development proposed in this application is substantively unchanged from the approved development on site. The proposed amendment has been agreed with the Planning Authority as being a Non-Material Amendment to the determination of the original permission. The proposed amendments to the planning application will have no effect on the siting and density of the planning permission nor will it impact on the residential unit mix and quantum.

The development is therefore wholly compliant with the policies of the Development Plan and there are no material considerations which would justify the refusal of the application. We therefore respectfully request that this application be supported by the Planning Authority.

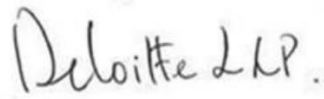
Application Submission

In addition to the supporting information set out in this letter, a Non-Material Amendment Application Form has been submitted via the Planning Portal to formalise this Application (PP-11840016). Based on the information provided, these conditions merit variation by Manchester City Council.

A fee has been paid to Manchester City Council for £266.20, 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.

If you require any further details please do not hesitate to contact myself or my colleague Hannah Graham on 0161 455 8091 (hannahgraham@deloitte.co.uk).

Yours faithfully

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

Deloitte LLP