

MANCHESTER LIFE, PHASE 3 ELIZA YARD AND JERSEY WHARF ENABLING WORKS PHASING NOTE



1. Introduction

Manchester Life are keen to bring forward the Eliza Yard and Jersey Wharf sites as soon as possible. To aid this on site delivery they would like to commence 3 drainage connections in advance of the main works.

2. Proposal

It is proposed that a Contractor is engaged to progress a connection to the combined sewer in Jersey Street and the drainage run back from that connection to the first manhole for both Eliza Yard and Jersey Wharf plus a manhole but no connection to the combined sewer in Jersey Street as a first phase of development – referred to as Phase 1 Works. This is detailed in the attached phasing plans.

Phasing the planning permission allows the team to commence works on site as soon as possible and is critical to delivering the overall projects.

It is our intention to discharge the pre-commencement planning condition in relation to Flood Risk Assessment and Drainage on both schemes, in full and for the entire scheme, prior to the commencement of the phase 1 works; even though the phase 1 works themselves will be limited to three manhole connections.

3. Pre-Commencement Planning Condition review

Further to the above, the project team have reviewed the pre-commencement conditions in light of the proposed connection locations.

Following that review, we would propose the following pre-commencement planning conditions will require discharge prior to the drainage works on both projects i.e. phase 1:

	Eliza Yard	Jersey Wharf
Flood Risk Assessment and Drainage*	Condition 5	Condition 8
Construction Management Plan	Condition 8	Condition 11
Construction Environmental Management Plan	N/A	Condition 7
Canal Wall RAMS – we propose a reduced set of RAMS introducing an exclusion zone from the canal to ensure the asset is protected ahead of agreeing detailed RAMS for phase 2.	N/A	Condition 6

* This will be the full flood risk assessment and drainage condition discharge, and not solely related to the two drainage connections forming phase 1.

Following engagement with our consultant team, we would propose the remaining pre-commencement conditions could be discharged prior to the remaining works i.e. phase 2:

	Eliza Yard	Jersey Wharf
Local Labour – the local labour proposal is well; progressed with the MCC work and skills team. Whilst we anticipate submitting imminently, we would propose that this condition could be discharged prior to the commencement of phase 2.	Condition 11	Condition 14
Piling Method Statement – as no piling works are being undertaken in phase 1, we would propose this condition could be discharged prior to the commencement of phase 2.	Condition 3	Condition 3
Archaeology – We have engaged with Salford Archaeology in respect of the proposed phasing. They have confirmed that there are no areas of archaeological interest on the Eliza Yard and Jersey Wharf (north east connection) sites in the location of two of the proposed drainage connections. For the south west connection on the Jersey Wharf site they have advised a watching brief. Therefore, we would propose this condition could be discharged prior to the commencement of phase 2, however we would still implement the watching brief on the south west drainage connection as part of the phase 1 works	Condition 6	Condition 9

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	Eliza Yard	Jersey Wharf
Phase 2 Geo-environmental assessment and Remediation Strategy – Curtins have confirmed that the installation of the drainage is not related to the risks which the SI will confirm, i.e risk to end users whether it be gas or contamination. They have also confirmed that the proposed drainage connections are not located within the areas of site identified as the most contaminated (former canal arm). We would therefore propose this condition could be discharged prior to the commencement of phase 2 and the limited arisings from the drainage excavations could be tested and disposed of ‘off site’ in accordance with relevant regulations.	Condition 7	Condition 10
Canal wall structural condition - as the drainage works (phase 1) are remote from the canal wall and we are proposing the introduction of an exclusion zone via reduced RAMS, we would propose this condition could be discharged prior to the commencement of phase 2.	N/A	Condition 5
Sample panel – as the drainage works (phase 1) does not include any elements of façade, we consider it appropriate to undertake this prior to the commencement of phase 2. It is however worth noting that we plan to submit a detailed sample panel drawing under separate NMA in order to delay the sample panel requirement from pre-commencement to above slab works for Jersey Wharf much in the same way as we have done for Eliza Yard.	Condition 9	Condition 12
In addition to the above, it is worth noting that condition 48 of the Jersey Wharf contract would need to list drainage as an enabling works activity.	N/A	Condition 48

It is worth noting that whilst we need to prioritise the drainage works for all the reasons identified in this note, we are bringing forward a wider package of enabling works and as such plan to submit pre-commencement conditions relevant to phase 2 in quick succession following those relevant for phase 1.

4. Next Steps

We hope the above information is sufficient to allow detailed consideration of the phasing proposal. Please do let us know if there is any further information required, we are available for any detailed conversations required with the LPA or any statutory consultee.