

30 November 2022

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

Dear Angela

**Port Street– Application for Discharge of Conditions
(Planning Permission Ref: 132489/FO/2021)**

On behalf of our Client, Manchester (Port Street) Ltd, please find enclosed an application for the discharge of multiple Conditions attached to Planning Permission ref: 132489/FO/2021 .

On 07 October 2022, Planning permission was granted for Port Street in Manchester City Centre for:

“Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works.”

Condition Discharge

The details below set out the relevant conditions and the documents that are submitted in support of application for discharge.

Condition 4 – Samples of External Façade

- a) *“Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:*

**hand sized samples and specifications of all materials to be used on all external elevations;*

**drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and*

**a programme for the production of the full sized sample panels a strategy for quality control management; and*

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The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames”.

On the 23rd November 2022, Renaker produced a programme containing the dates in which the relevant hand sized material samples will be presented to Manchester City Council for approval.

A concurrent application for non-material amendments under Section 96A of the Town and Country Planning Act 1990, to the approved development, includes an application to amend the wording of Condition 4 to allow hand sized samples to be presented in line with this programme.

Renaker have also produced a programme detailed when full sized sample panels will be produced, dated 23rd August 2022.

This information is submitted to discharge part (a) of Condition 4.

Condition 6 – Ground Conditions

- a. *“Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.”

On the 4th February 2021, Cundall produced a Phase I Geotechnical and Environmental Assessment that encompasses the issues associated with ground conditions that may represent a development risk.

In November 2021, WSP produced an Interpretive Ground Investigation Report setting out the potential developmental constraints with respect to geotechnical design, contamination and ground gas.

On the 17th January 2022, WSP produced an addendum to the Interpretive Ground Investigation Phase II Report providing an update to the advice provided in the former report, where appropriate.

On the 27th October 2022, Portway produced a Remediation Method Strategy, detailing the probabilities of ground contamination associated with the development.

This information is submitted to discharge part (a) of Condition 6.

Condition 7 – Construction Management Plan

No development shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority

The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

**Display of an emergency 24 hour contact number;*

**Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;*

**Dust suppression Methodology;*

**Compound locations where relevant;*

** Highway Dilapidation survey;*

**Details of any necessary temporary traffic management measures;*

**Location, removal and recycling of waste and loading/unloading and storage of plant, waste and construction materials;*

**Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);*

**Routes for construction traffic including swept path analysis;*

**A method statement to protect the Rochdale Canal from accidental spillages, dust and debris in consultation with the Canal and Rivers Trust*

**Parking of construction vehicles and staff;*

**Sheeting over of construction vehicles;*

**Measures to protect vulnerable road users (cyclists and pedestrians); and*

**Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.*

**A plan showing the areas of storage of plant, fuel/chemicals and materials used in constructing the development;*

** 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;*

** measures to locate, clear, remediate and permanently seal any existing drains or culverts within the application site that may discharge to the canal*

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

In October 2022, Renaker produced a Construction Environment Management Plan, detailing the relevant information requested in Condition 7. This information is submitted to fully discharge Condition 7.

Condition 8 – Archaeological Works

“No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

- 1. A phased programme and methodology of investigation and recording to include: - archaeological evaluation trenching; - pending the results of the above, an open-area excavation (subject to a revised WSI).*
- 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.*
- 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.”*

An Archaeological Desk-Based Assessment and Written Scheme of Investigation (WSI) have been produced by Salford Archaeology, which detail the relevant information requested within Condition 8. This information is submitted to fully discharge Condition 8.

Condition 9 – Public Realm

“Prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in the Port Street, Manchester Landscape Strategy by Reform stamped as received on 13-12-21 as amended by the Landscape Strategy 0894-RFM-XX-ZZ-RP-L-0001-S2 P04 stamped as received on 10-05-22 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

...”

Renaker have prepared a Planning Conditions Programme confirming the timeframes in which the final details of public realm and highway works will be submitted. This information is submitted to fully discharge Condition 9.

Condition 22a – Local Labour

“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:

...

On the 1st November 2022 Renaker produced a Local Labour Agreement and Schedule to illustrate the labour localities for a 36-month period. This information is submitted to discharge part (a) of Condition 22.

Submission Summary

The following table summarises the condition to be discharged and the information submitted pursuant to the discharge of the condition:

Table 1 – Summary of discharge of conditions submission

Condition Number	Full or Partial Discharge	Information submitted
4a	Partial	• Drawings illustrating details of full sized panels • Programme for production of hand sized samples, prepared by Renaker, dated 23 November 2022 • Programme for production of full sized sample panels, prepared by Renaker, dated 23 August 2022
6a	Partial	• Phase I Geotechnical and Environmental Assessment, prepared by Cundall • Remediation Method Strategy, prepared by Portway • Interpretative Ground Investigation Report, prepared by WSP • Addendum to Interpretive Ground Investigation Report, prepared by WSP
7	Full	• Construction Environment Management Plan, prepared by Renaker
8	Full	• Written Scheme of Investigation, prepared by Salford Archaeology • Desk Based Assessment, prepared by Salford Archaeology
9	Full	• Planning Conditions Programme, prepared by Renaker
22a	Partial	• Local Benefits KPI Reports, prepared by Renaker

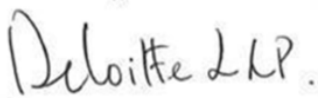
Application Submission

This application comprises this covering letter, the information set out in Table 1 and the following documentation:

- Condition Discharge Application Form; and
- The information detailed in Table 1.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full and partial discharge of the conditions outlined above. If you have any queries regarding this submission, please do not hesitate to contact my colleague Rachel Hopkins (rachelhopkins@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

Encs.