

NW / FQ

BY E – MAIL11th October 2022

Sue Wills
Planning Department
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
PO Box 532
M60 2LA

Dear Sue,

Re: Evonik – Clayton Lane, Manchester, M11 4SR
134282/JO/2022 - Discharge of Planning Conditions

Further to our previous correspondence we have endeavoured to provide the information required to discharge the outstanding planning conditions.

Some of this information has been issued previously but for the sake of clarity conciseness and in order to try and draw a line under this project we have provided all the information again so that it is all collated in one place.

Condition 3 [Construction Management Plan]

A detailed construction management plan shall be submitted and approved by the local planning authority

- Construction Phase Plan – MPH (Main Contractor)
- Construction Phase Plan – Mark Wakefield Demolition (Demolition Contractor), Risk Assessment & Method Statement – Strip out, Risk Assessment & Method Statement – Demolition

Condition 4 [Bike Shelter Details]

Provide finalised details of the colouration of the frame of the bike shelter & stands

Bike shelter is proposed to be galvanised with no specific colour finish.

- BDS 10 Space cycle shelter details

Condition 5 [Details of off-site highways works]

Provide full detailed designs of all off site highways works to be submitted and approved by the local planning authority

Drawings provided are those previously submitted with respect to the section 278 agreement.

- 210930-KRD-XX-EX-DR-C-0010 – Proposed S278 Works
- 210930-KRD-XX-EX-DR-C-0011 – Proposed S278 Vehicle Tracking

Condition 6 [Details of acoustic treatment of externally mounted plant, equipment or servicing]

(a) Any externally mounted plant, equipment or servicing shall be acoustically treated to achieve an appropriate noise level
(b) Verification report

The only plant that is being installed will be ground mounted air conditioning condensers, which are the same as has been installed elsewhere within the facility. We do not consider that the site to be within a noise sensitive area as it is surrounded by other industrial premises and quite some distance from any existing dwellings. There will be no discernible increase in noise following the installation of the ac condensers.

- No specific information submitted

Condition 7 [Provide samples & specifications of all materials used on all external elevations of the proposed development and refurbishment]

Provide samples and specifications of all materials used on all external elevations of the proposed development and refurbishment

- Summary of proposed materials and finishes

Condition 8 – [Provide remediation strategy to deal with risk of contamination]

Provide remediation strategy to deal with risk of contamination

Groundtech Preliminary Risk Assessment has been submitted previously. We have also enclosed an email with some background and the applicant's position on this matter.

- GRO-20221-2112_1.2

Condition 9 – [Verification Report]

Provide verification report demonstrating completion of works in remediation strategy report

This condition is deemed to be non-applicable. No contamination was found during watching brief.

- No specific information submitted

Condition 10 – [Provide details of any piling or foundation designs using penetrative methods]

Provide details of any piling or foundation designs using penetrative methods

We have previously confirmed in writing the nature of the foundations and believe that we have had confirmation that this has been discharged via email from Carl Glennon (email enclosed). Reference is made to the Ground Tech Report (section 6.1) within the email which is enclosed previously.

- Cover letter 07.10.22 seeking to discharge condition 10
- Email from Carl Glennon 20.04.21 regarding condition 10

Condition 11 – [Post completion Report Regarding Contamination]

If contamination is found at any time development must cease until the remediation strategy is approved by the local authority

No contamination found during watching brief.

- No specific information submitted

Condition 12 – [Details of Surface Water Drainage Layout]

Provide details of surface water drainage layout to be approved by local planning authority

Latest surface water drainage layout drawing enclosed. Kennedy Redford have also provided modelling of the existing site drainage to ascertain what the 1 in 100 year flood plain would be. This demonstrates that no buildings become flooded in the 1 in 100 year event.

- 191112-KRD-XX-EX-DR-C-1401 – Proposed Surface Water Drainage Strategy
- Flood Modelling

Condition 14 – [Details of Design & Locations of Bird & Bat Boxes]

Design and locations of bat and bird boxes shall be submitted and approved by local planning authority

- BERS – Evonik, Manchester – Final (Bat Emergence & Re-Entry Survey)
- 191112-27_001 Bird / Bat Box & External Lighting Layout

Condition 16 – [Details & Specification of External Lighting]

Provide details / design / specification of any external lighting to be submitted and approved by local planning authority

The prefabricated security building is proposed to have wall mounted bulkhead lights above the external doors and detailed on the mechanical and electrical drawing produced by Cotaplan.

- 3129 – Mechanical & Electrical

Condition 19 – [Details of New Gates to Oldfield Street]

Details of the design, height, colour of the proposed gates to Oldfield Street to be submitted and approved by local planning authority

The gates are proposed to be galvanised and polyester powder coated RAL 1016 which is in keeping with the gate already installed.

- HH-0725 – 1No) 3mx6m DL Gate Prepped to take wire & Vertical Bar

Condition 20 – [Details of Surface Treatment between Pavement & New Boundary Position]

Details of the proposed surfacing treatment up to Oldfield Street to be submitted and approved by local planning authority

- 191112-22_202 – Proposed Slab Details

We trust that the information package meets with your approval and is sufficient to be able to discharge the conditions associated with the application. Please come back to me if you have any questions or further comments.

Yours sincerely,



Nick White

Building Surveyor

Directors

David Baldwin BSc, DipArb, FICES, FRICS, FCI Arb
Brian Mason DipSurv, MRICS, AMICES, FaPS

Registered in England 04161419



Cert No. 6345
ISO 9001