

Our Ref: 05C200031
Your Ref: 134154/VO/2022



7th October 2022

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Application for the discharge of Conditions 5, 7 (part a), 9 (part), 10 and 42 pursuant to permission 134154/VO/2022 at Land to the west of Rodney Street, Manchester, M4 6JJ

Avison Young (UK) Limited has been instructed by Wates Construction Limited to prepare and submit the above application on behalf of Manchester City Council.

This application is seeking the discharge of Conditions 5, 7 (part a), 9 (part), 10 and 42 of planning permission 134154/VO/2022.

This application is submitted via the planning portal with reference number PP-11598410.

Further information submitted with this application is detailed below.

Condition 5 – Surface Water Drainage Scheme

Notwithstanding the details submitted on the Flood Risk Assessment and Drainage Strategy (079056-CUR-00-XX-RP-D-92001, V02) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 (a) the development shall not commence (other than enabling works including site clearance and service diversions) until a scheme for the drainage of surface water from the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Consideration of an alternative green SuDS solution (such as SuDS enabled street trees) if practicable;*
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;*
- Assessment of overland flow routes for extreme events that are diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures.*

A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

- Hydraulic calculation of the proposed drainage system;*
- Construction details of flow control and SuDS elements.*

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Please find enclosed the following:

- 079056 - Drainage Planning Details Rev V02

The outline programme for the drainage works has been confirmed by the contractor as follows:

The primary below ground drainage will be carried out in the groundworks phase of the project which is planned for between April 2023 and August 2023. The drainage installation will be completed as part of the external works, later in the construction programme between July 2024 and November 2024.

Condition 7- Contaminated Land Remediation Strategy

a) Notwithstanding the Phase 1 Preliminary Risk Assessment, Rodney Street, Ancoats, Curtins, Reference: 079056-CUR-00-XX-DR-GE-001 V01, 9 July 2021 and Phase II Geo-Environmental Assessment, Land off Rodney Street, EPS, Reference: UK21.5551, Issue 1, 17th December 2021 stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022, Contaminated land assessment (GEA- 22434-22-182) prepared by IDOM stamped as received by the City Council, as Local Planning Authority, on the 9 August 2022 and Contaminated Land Assessment, Land to the West of Rodney Street, IDOM, GEA22434-22-182, July 2022 stamped as received by the City Council, as Local Planning Authority on the 17 August 2022, the development shall not commence (other than enabling works including site clearance and service diversions) until the following information for that phase has been submitted for approval in writing by the City Council, as Local Planning Authority:

- Provision of the calibration certificate(s) for the gas monitoring equipment to cover the entire monitoring period; and*
- Submission of a detailed 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 a building 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 in that part of the site shall cease and/or the building in that part of 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.

Please find enclosed the following to address **part (a)** of this condition:

- Remediation Method Statement RMS-22434-22-193 Rev 1
- Gas monitoring equipment final inspection and calibration check certificate – EQ073
- Gas monitoring equipment certificate of calibration – EQ077

Condition 9 – Highway Dilapidation Surveys

Prior to the commencement of the development (other than enabling works including site clearance and service diversions), a dilapidation survey of surrounding roads is submitted for approval in writing by the City Council, as Local Planning Authority. The survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site. Within two months of the completion of construction works, a post development dilapidation survey shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include remedial measures to re-surface and repair carriageways where necessary. Any remedial works shall be undertaken within two months of approval.

Please find enclosed the following to address the **pre-commencement element** of this condition:

- Dilapidation Survey

The dilapidation survey is enclosed with references to numbered photographs. Due to file size, these photographs will be sent separately to the application via an email link.

Condition 10 – Construction Traffic Access if Jersey Street is Closed

Prior to the commencement of the development (other than enabling works including site clearance and service diversions), details of the construction traffic access arrangements via Wadeford Close in the event Jersey Street is closed shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented for the duration of the construction works.

Please find enclosed the following:

- Jersey Street Closure Email

Faithful and Gould, the project managers for the back of Ancoats masterplan and public realm strategy, have confirmed the extent of the closure of Jersey Street for the required bridge removal works. The enclosed email trail shows the Jersey Street closure is located beyond the junction with Mozart Close and the carpark entrance in order to maintain their access. As such, the closure will not prevent access to the Rodney Street end of Jersey Street and the Rodney Street site will continue to be accessible via the construction gate on Jersey Street / Wadeford Close and no alternative arrangements will be required.

Condition 42 – Accessible Parking Spaces

Prior to any above ground works, details of the location of and markings for accessible parking spaces for the two apartment buildings hereby approved shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place as relevant prior to the first occupation of each of the two apartment buildings within the development. The spaces shall thereafter be retained and maintained in situ.

Please find enclosed the following:

- Disabled Parking Layout RODSTA-LYR-XX-ZZ-D---L-1004 Rev P01

The accessible parking provision is designed to meet the requirements of Manchester City Council's Design for Access 2 Guidance Document (2003). All disabled parking bays have a dimension of 2.4m x 4.8m with a 1.2m safety zone to allow for wheelchair access. 4 spaces are proposed in the Block A parking area and 3 spaces are proposed in the Block B undercroft parking area. These spaces are shown on the enclosed disabled parking layout plan.

I look forward to hearing that this application has been validated. Please let me know if you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K.E. Limbert', with a stylized flourish at the end.

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For and on behalf of Avison Young (UK) Limited