

24 October 2022

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

FAO Angela Leckie

Dear Angela

**Mayfield Phase 1 – Application for Discharge of Conditions 4(a-d), 5, 6, 7(a,b), 8, 10, 14, 23 and 38
(Planning Permission Ref: 125248/FO/2019 as amended by a Section 96 Planning Permission (Ref:
134907/NMC/2022))**

Please find enclosed an application for the discharge of Conditions 4(a-d), 5, 6, 7(a,b), 8, 10, 14, 23 and 38 attached to Planning Permission ref: 125248/FO/2019. The applicant is Mayfield Development (General Partner) Ltd.

The description of development for Planning Permission ref 125248/FO/2019 (as amended by 134907/NMC/2022) is:

“Erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1 (Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works”

Condition Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for full discharge of Conditions 4(a-d), 5, 6, 7(a,b), 8, 10, 14, 23 and 38 which relate to ground conditions and work related to below ground level to implement the enabling works package.

These conditions are submitted following remediation of the site under planning permission 125248/FO/2019, which includes this application boundary under 125248/FO/2019 as amended by 134907/NMC/2022.

The conditions are required for discharge before piling works commence on the project prior to February 2023 in order to ensure that the permission has been lawfully implemented. A summary of the condition wording and information submitted is set out under each respective heading below.

Condition 4(a-d) (Ground Investigations)

Condition 4a states:

(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).

To allow Manchester City Council to support full discharge of Planning Condition 4a, please find enclosed a Geoenvironmental and Geotechnical Desk Study Report (dated August 2017) prepared by Burohappold.

The report recommends that a combined geotechnical and geo-environmental ground investigation is undertaken to better understand the potential contamination risks identified and to produce a detailed ground model to allow geotechnical design. Further site investigation works have recently concluded to set out a detailed remediation strategy as required by Condition 4b.

On this basis, the condition therefore merits discharge based on the information submitted.

Condition 4b states:

(b) 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...

To allow Manchester City Council to support full discharge of Planning Condition 4b, ROC has prepared a Phase 2 Site Investigation Report (dated December 2020) and a Remediation Strategy (Plots O, N and M) (dated January 2021), which provides further information in relation to the potential contamination risks identified and details of the proposed site remediation.

This site remediation was carried out under a separate planning permission (Ref: 124972/FO/2019) which covered this area of the site and a validation report relating to the works is also submitted against Condition 7. On this basis, condition 4b merits discharge based on the information submitted.

Further to parts a) and b) Conditions 4c and 4d state:

(c) 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.

(d) 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.

To allow Manchester City Council to support full discharge of Planning Conditions 4c and 4d, E3P has prepared a Remediation and Enabling Works Validation Report (dated December 2021), which confirms the remediation elements identified within the approved Remediation and Enabling Works Strategy (submitted as part of This Application) have been completed with validation testing confirming that the works have been completed to the required standard.

On this basis, the condition therefore merits full discharge based on the information submitted.

Condition 5 - Partial Discharge remediation only (Construction Management Plan)

Condition 5 states:

Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority with consideration to include consultation with the Environment Agency which for the avoidance of doubt should include;

**Display of an emergency contact number;*

**Details of Wheel Washing;*

**Dust suppression measures;*

**Compound locations where relevant;*

**Location, removal and recycling of waste;*

**Routing strategy and swept path analysis;*

**Parking of construction vehicles and staff;*

**Sheeting over of construction vehicles;*

**Details of how measures in relation to safe working near to Metrolink will be complied with;*

**Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;*

Development shall be carried out in accordance with the approved construction management plan....

To allow Manchester City Council to support partial discharge of Planning Condition 5 for the enabling works phase, please find enclosed a Construction Management Plan (Enabling Works) (dated September 2020) relating to Site Remediation prepared by P. P. O'Connor.

The Construction Management Plan (Enabling Works) addressed the detailed procedures, sequencing and construction methodology anticipated by the Project Team engaged in the planning, liaison, and construction of the project. The Plan outlines logistics and environmental management measures to be adopted during construction.

This has been approved and enacted as part of Planning Permission (Ref: 124972/FO/2019) and discharged under condition discharge application (Ref: CDN/20/0692) and therefore merits partial discharge for the above permission.

Condition 6 (Archaeological investigation and interpretation)

Condition 6 states:

No development-related groundworks shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSIs shall cover the following:

1.A phased programme and methodology of investigation and recording to include:

- archaeological evaluation trenching*
- targeted open area excavation*

2.A programme for post investigation assessment to include:

- production of a final report on the results of the investigations and their significance.*
- Deposition of the final report with the Greater Manchester Historic Environment Record.*
- Dissemination of the results of the archaeological investigations commensurate with their significance.*
- Provision for archive deposition of the report and records of the site investigation.*
- Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.*

To allow Manchester City Council to support full discharge of Planning Condition 6, please find enclosed a Written Scheme of Investigation (WSI) (dated September 2020) and an Archaeological Excavation Report (Draft) (dated July 2021) prepared by Salford Archaeology.

The proposed methodology for the evaluation was laid out in the WSI which allowed for the excavation of 15 trenches. These trenches were targeted upon various 18th-19th century remains across the site area and brought to light significant archaeological remains associated with the Mayfield Dyeworks, Chapelfield Dyeworks, the Ardwick Tannery, and the Mayfield Baths.

From the programme of the Archaeological Excavation Report, the excavation was particularly significant for its scale and scope, uncovering considerable remains relating to industry, leisure, and housing. It is unusual for a single excavation to investigate this range of assets, forming part of a contemporary townscape where people lived and worked. An interpretation package has been prepared and delivered in relation to the park which will be reflected as permanent built form comes forward for Plot M.

On this basis, Condition 6 merits full discharge as the information meets the requirement set out in the condition wording.

Condition 7a and b (Remediation)

Conditions 7a and b state:

(a) No development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. Additional site investigation scheme, based on the information already submitted, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

(b) A verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

To allow Manchester City Council to support discharge of Planning Condition 7a and b, please find enclosed a Remediation Strategy (Plots O, N and M) prepared by ROC (dated January 2021) and associated Validation Report (dated November 2021) prepared by E3P.

The Remediation Strategy provides further information in relation to the potential contamination risks identified, sets out an appropriate remediation strategy, and specified remedial requirements to ensure no risk to groundwater sources or contaminant pathways.

The scope of these remedial works focusses on the protection of receptors relating to human health at the proposed developments across Plots O, N and M within the Mayfield area. The Remediation Strategy and associated Validation Report also confirms that pollutant linkages have been sufficiently mitigated.

On this basis, Condition 7 merits full discharge by the Local Planning Authority as site works have been carried out to remediate the area in advance of works commencing, as demonstrated by the validation report prepared by E3P.

Condition 8 (piling)

Condition 8 states:

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

To allow Manchester City Council to support full discharge of Planning Condition 8, please find enclosed a Remediation Strategy (Plot O, N, and M) by ROC (dated January 2021) and associated Validation Report (dated December 2021) prepared by E3P confirming the works set out in the remediation strategy have been carried out.

The Strategy states that it is unlikely any sources of contamination will be introduced into the Sandstone aquifer during piling works. The enabling earthworks have been enacted in compliance with the requirements of the Strategy, further remedial requirements are not required with respect to piling or other penetrative methods of foundation construction.

On this basis, piling and other foundation designs using penetrative methods are permitted given there is no unacceptable risk to groundwater following the undertaking of site remediation works. The condition therefore merits discharge based on the information submitted.

Condition 10 (surface water drainage proposals) & Condition 23 (foul / surface water systems) – Partial Discharge:

Condition 10 states:

Notwithstanding the details as set out within condition 2 no development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above drainage condition the following additional information has to be provided:

- 1. *Maximise use of green SuDS in design including the public realm;*
- 2. *Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;*
- 3. *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 climate change in any part of a building. Hydraulic calculation needs to be provided;*

4. **Assessment of overland flow routes for extreme events that is 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.*
5. **Construction details of flow control and SuDS attenuation elements..*

To allow Manchester City Council to support partial discharge of Planning Condition 10, please find enclosed a Drainage Strategy (dated March 2021) prepared by BuroHappold Engineering.

The Strategy described the proposed surface water and foul water drainage strategy for the new development, a high-quality urban neighbourhood with residential buildings and public spaces just south of the Manchester Piccadilly Railway Station.

The Strategy confirms that the proposed discharge strategy is in accordance with the hierarchy set out in building regulations and as recommended in the CIRIS SuDS manual, and surface water disposal is in accordance with the drainage hierarchy in Building Regulations Part H 2015. However, detailed designs of the final construction details will be provided at a later stage once they are delivered.

Condition 23 states:

23) Before development commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer and that it will not impact on adjacent the Metrolink infrastructure and tramway (to be confirmed in consultation with TfGM), shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the residential premises first commences.

In line with the information submitted relating to Condition 10, the scheme separates out foul and surface water drainage into separate systems. A proposed foul network has been developed to provide connection for the Republic.

The proposed network will then connect into the existing UU combined sewer network to the South and East of the Site. Please refer to the Drainage Strategy (dated March 2021) prepared by BuroHappold Engineering for detailed proposed drainage strategies.

On this basis, conditions 10 merits partial discharge and condition 23 merits full discharge based on the information submitted.

Condition 14 (Local Economic and Benefit Strategy – Construction Phase)

Condition 14 states:

Prior to commencement of development a Local Economic and Social Benefit Strategy for Mayfield (Construction Phase) shall be submitted and agreed in writing by Manchester City Council. This will include a requirement to report back to the City quarterly during the construction phase on outputs and outcomes.

To allow Manchester City Council to support discharge of Planning Condition 14, please find enclosed Mayfield Social Value Strategy prepared by U+I.

The Strategy concludes that Mayfield brought forward multiple local benefits to the local area namely in:

- 1.) Community Engagement and
- 2.) Local Employment

The Social Value Spreadsheet has also identified future objectives for Mayfield to engage with local university construction departments and is updated and resubmitted on a quarterly basis. On this basis, the condition therefore merits discharge.

Condition 38 (UXO)

Condition 38 states:

No development, hereby approved, shall commence until a detailed risk management programme / plan for unexploded ordnance (UXO) and mitigation as appropriate, is submitted in writing to the local planning authority for approval. Development shall be carried out fully in accordance with the approved UXO risk management and mitigation programme / plan.

To allow Manchester City Council to support discharge of Planning Condition 38, please find enclosed an Explosive Ordnance Threat Assessment (dated July 2017) and an Explosive Ordnance Threat Mitigation Strategy (dated September 2020) prepared by Planit.

The Explosive Ordnance Threat Assessment concluded that a UXO Threat Mitigation Strategy is required to be in place prior to intrusive engineering works at this site of concern, which was submitted with the original application.

On this basis, an Explosive Ordnance Threat Mitigation Strategy has been prepared that sets out how areas of working should be approached in low and medium risk activities. There are no areas of high risk. This Threat Mitigation Strategy is tied into the project program to avoid any intrusive engineering that would pose a risk to unexploded bombs. The UXO risk has since been investigated and resolved on site. On this basis, the condition therefore merits discharge.

Application Submission

To allow Manchester City Council to support the full discharge of Planning Conditions 4(a-d), 5, 6, 7(a,b), 8, 10, 14, 23 and 38 of Planning Permission References: 125248/FO/2019 (as amended), please find enclosed the following information:

Condition Number	Subject	Full or Partial Discharge	Information submitted
Condition 4(a-d)	Ground Investigations	Full Discharge	Mayfield Regeneration Geoenvironmental and Geotechnical Desk Study

Condition Number	Subject	Full or Partial Discharge	Information submitted
			Report by BuroHappold Engineering. Site Investigation Phase 2 Site Wide prepared by RoC. Remediation Strategy (Plots O, N and M) by ROC. Remediation and Enabling Works Validation Report by E3P.
Condition 5	Construction Management Plan remediation only	Partial Discharge (enabling works only)	Construction Management Plan (Enabling Works) by P. P. O'Connor.
Condition 6	Archaeological Investigation and Interpretation	Full Discharge	Written Scheme of Investigation (WSI) by Salford Archaeology Archaeological Excavation Report(Draft) by Salford Archaeology.
Condition 7(a,b)	Remediation Strategy and Validation	Full Discharge	Remediation Strategy (Plots O, N, and M) by ROC. Remediation and Enabling Works Validation Report by E3P.
Condition 8	Piling Risk Assessment	Full Discharge	Remediation Strategy (Plots O, N, and M) by ROC and Remediation and Enabling Works Validation Report by E3P.
Condition 10 and 23	Surface Water Drainage and Foul Water Drainage Proposals	Partial Discharge for Condition 10 (Parts 1-4) and full discharge of Condition 23.	Drainage Strategy by BuroHappold Engineering.
Condition 14	Local Economic and Benefit Strategy (Construction Phase)	Full Discharge	Mayfield Social Value by P. P. O'Connor.
Condition 38	UXO	Full Discharge	Explosive Ordnance Threat Assessment by Planit

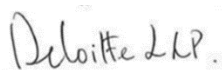
Condition Number	Subject	Full or Partial Discharge	Information submitted
			Explosive Ordnance Threat Mitigation Strategy by Planit

In addition to the supporting information set out in this letter, a Condition Discharge Application Form (Planning Portal Reference: PP-11641869) has been submitted via the Planning Portal to formalise this Application. Based on the information provided, these conditions merit discharge by Manchester City Council.

A fee has been paid to Manchester City Council for £148.20, 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 Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely



Mark Underwood
Deloitte LLP