

12 August 2022

F.A.O Jen Atkinson

Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

Former Boddingtons Brewery Site

Application for Discharge of Condition 10 (Ground Remediation) and 11 (CMP) - Planning Permission

Reference: 132416/FO/2021

Please find enclosed an application for the discharge of Condition 10, and 11 attached to Planning Permission ref: 132416/FO/2021 granted 30 June 2022.

The Planning Permission relates to the erection of two residential buildings of 11 to 27 storeys on the Site bounded by a Travelodge and surface level carparking to the north, further surface level carparking to the east, the under-construction Manchester College to the south, and Bury New Road to the west in Manchester. The Applicant is Latimer Development Ltd.

For clarity, the description of development for proposals are as follows:

“Erection of two buildings part 27, 20, 17 storeys and part 11 and 10 storeys to form a mixed use development comprising of 461 residential apartments (Use Class C3a) and ground floor commercial uses (Use Class E) (718 sqm) together with public realm including courtyard pocket park, landscaping, car parking and other associated works.”

Table 1 below confirms the documents submitted in support of this application for the discharge of Conditions 8, 10 and 11.

Table 1: Conditions 8, 10 and 11 Submission Documents

Condition Wording	Submission Document(s)
Condition 10	An updated Ground Gas Addendum report has been prepared by e3p, which sets out the updated ground risk assessment following further ground gas monitoring.
a) Notwithstanding the Ground Conditions Phase 1 and Phase 2 prepared by e3p and Remediation and Enabling Works Strategy	

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and Ground Gas Addendum Report stamped as received by the City Council, as Local Planning Authority on the 16 December 2021, 7 February 2022 and 28 March 2022 respectively, before the development hereby approved commences the following details are required: - Updated ground risk assessment and updated remediation strategy (if the additional ground gas monitoring should that it is required): 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. 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 the residential element. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be	Based on these findings, it is considered that structural foundations will not create any additional ground gas risk. On this basis, the Remediation and Enabling Works Strategy prepared by e3p and submitted with the original application is still considered sufficient, and therefore no updated remediation strategy is required. This information is submitted to partially discharge Condition 10, in relation to Part a).
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present on the site at any time before the development is occupied, then development on the affected parts of the site 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	
<u>Condition 11</u> The enabling works (save for any main construction works) shall not commence until a detailed construction management plan outlining working practices during construction have been submitted for approval in writing by the Local Planning Authority, 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; • Consultation with local residents/local businesses; • Location, removal and recycling of waste; • Routing strategy and swept path analysis; • Parking of construction vehicles and staff; and • Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and	A Construction Management Plan has been prepared by C&R, the appointed enabling works contractor, which addresses the requirements of the condition. It contains a Site Logistics Plan, a Construction Environmental Monitoring Plan, and a Remediation Strategy Implementation Plan (RSIP). The plan outlines proposals on traffic and environmental measures to be adopted during enabling works, and provides supplementary information to the Remediation Strategy on related issues. This information is submitted to discharge Condition 11 in full.

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.

Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form for the discharge of condition;
- Ground Gas Addendum report prepared by e3p;
- Construction Environmental Monitoring Plan (CEMP) prepared by C&R; and
- Construction Phase Plan prepared by C&R.

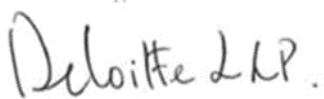
The fee of £116.00 + £25 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-11473222.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above

If you require any further details, please do not hesitate to contact my colleague Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely



Deloitte LLP