

Katarzyna McMaster

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Victoria Street
Altrincham
WA14 1ET

Manchester City Council
Planning Department
PO Box 532
Town Hall
Albert Square
Manchester
M60 2LA

Dear Ms Atkinson,

**Re: APPROVAL OF DETAILS RESERVED BY CONDITION OF CONSENT REF:
127971/FO/2020**

We are pleased to submit this application to approve details reserved by condition on behalf of MPH Ancoats Limited for the following conditions: Condition 4 – Method Statement, Condition 5 – Excavations and Earthworks, Condition 6 – Scaffolding Works, Condition 7 – Programme of Archaeological Works, Condition 10a – Surface Water Drainage Scheme, Condition 11a– Site Investigation, Condition 12 – Construction Management Plan, Condition 13 - Materials. The conditions were reserved on consent ref: 127971/FO/2020 for:

Erection of a 6 storey building to form 90 residential apartments (Use Class C3a) following demolition of existing structures with associated access, car parking, amenity space, landscaping and other associated works.

The requisite planning application fee (£116) has been paid online via the planning portal (PP-11420116).

The application is also supported by the following technical reports:

- Covering Letter
- Supporting pack of information

The application is accompanied by a suite of technical documents which are submitted to facilitate the review and subsequent discharge of the associated conditions. Table 1.0 below sets out the conditions to which this application relates and the supporting information provided.

Table 1.0 – Discharge of Conditions		
No.	Condition Wording	Information Submitted
4	<i>Prior to the commencement of development, a method statement and risk assessment must be submitted for approval in writing by the City Council, as Local Planning Authority, in respect of works in close proximity to the railway (including vibro impact works). The approved method statement shall be implemented in full for the duration of the development.</i>	Email from Network Rail

5	<i>Prior to the commencement of the development, full details of ground levels, earthworks and excavations to be carried out near to the railway boundary shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be implemented in accordance with the approved details.</i>	Email from Network Rail
6	<i>Prior to the commencement of the development, details of any scaffolding works within 10m of the railway boundary shall be submitted for approval in writing by the City Council, as Local Planning Authority, The approved details shall then be implemented and remain in situ in accordance with the approved details for the duration of the works.</i>	Email from Network Rail
7	<i>No development 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 the City Council, as Local Planning Authority. The WSI shall cover the following:</i> <i>1. A phased programme and methodology of investigation and recording to include:</i> <i>i) an evaluation through trial trenching in accordance with the approved WSI (Archaeological Research Services August 2020)</i> <i>ii) dependent on the above, more detailed excavation (subject to a separate WSI)</i> <i>2. A programme for post investigation assessment to include:</i> <i>- production of a final report on the investigation results</i> <i>3. Deposition of the final report with the Greater Manchester Historic Environment Record.</i> <i>4. Dissemination of the results of the archaeological investigations commensurate with their significance.</i> <i>5. Provision for archive deposition of the report and records of the site investigation.</i> <i>6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.</i>	Archaeological Report prepared by Archaeological Research Services Ltd
10(a)	<i>Notwithstanding the flood risk and drainage strategy prepared by Renaissance stamped as received by the City Council, as Local Planning Authority, on the 11 September 2020:</i> <i>(a) the development shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:</i> <i>- Maximise use of green SuDS solution;</i> <i>- 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 a Critical Drainage Area;</i> <i>- 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;</i> <i>- 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</i>	S106 Part 1 'Application to connect to a public sewer' Approval Notice, Drainage Calculations Rev. B prepared by BMC, Drainage Layout (ref. J7119/DR01 rev B) prepared by BMC, Drainage Details (ref. J7119/DR02 rev A) prepared by BMC, Flood Routing Plan (ref. J7119/DR03) prepared by BMC, Technical Specification (ref. J7119) prepared by Hydro International.

	<i>these overland flow routes with regards to the properties on site and adjacent properties off site;</i> - <i>Hydraulic calculation of the proposed drainage system;</i> - <i>Construction details of flow control and SuDS elements.</i>	
11(a)	<i>Notwithstanding the Desk Study by Renaissance, dated Aug 2020, ref: 2006-06. stamped as received by the City Council, as Local Planning Authority, on the 11 September 2020:</i> <i>(a) the development shall not commence until the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:</i> - <i>Site investigation report;</i> - <i>Submission of a remediation strategy.</i> <i>Once approved, the development shall then be carried out in accordance with the approved details.</i>	Phase 2 Geo-Environmental Investigation, Risk Assessment And Remediation Strategy prepared by LKGroup
12	<i>Notwithstanding the Preliminary Construction Statement, stamped as received by the City Council, as Local Planning Authority, on the 11 September 2020, prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as local planning authority, which for the avoidance of doubt should include;</i> • <i>Display of an emergency contact number;</i> • <i>Details of Wheel Washing;</i> • <i>Dust suppression measures and measures to minimise impact from dust and debris onto the adjacent rail network;</i> • <i>Compound locations where relevant;</i> • <i>Consultation with local residents and businesses including ensuring that operations of existing businesses remain unaffected by construction activities</i> • <i>Location, removal and recycling of waste;</i> • <i>Routing strategy and swept path analysis;</i> • <i>Parking of construction vehicles and staff; and</i> • <i>Sheeting over of construction vehicles.</i> <i>The development shall be carried out in accordance with the approved construction management plan.</i>	Construction Method Statement prepared by Innov8. Swept path analysis (ref. 743_001)
13	<i>Prior to the commencement of the development samples and specifications of all material to be used on all external elevations and boundary treatments of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, soffits, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.</i> <i>The approved materials used shall then be implemented as part of the development.</i>	External Materials Samples prepared by Elevate Architects

Information Summary

Conditions 4, 5, 6 – The email from Andrew Grimbly (Asset Protection Technical Interface Specialist) confirms that no involvement from Network Rail is required as the freehold for the site is owned by a third party (Wall's Developments Limited). The retaining structures adjacent to the site were also sold with the site.

Condition 7 – The Archaeological report prepared by Archaeological Research Services Ltd, provides relevant details in relation to implementation of a programme of archaeological works addressing the requirements of Condition 7.

Condition 10 – The provided set of documents/plans covers all requirements of Condition 10a. The surface water drainage strategy sets out the detailed drainage routing and storage to facilitate the on-site management of surface water. The drainage layout as drawn is supported by calculations which evidence that the approach taken can achieve the flow rates required for the scenarios tested.

Condition 11(a) – The supporting Site Investigation Report sets out the ground conditions at the site and proposes the requirements for onward works associated.

The previous discharge of condition application ref: CDN/22/0199 did not formally discharge condition 11a as there was a requirement to clarify the position on the burning taking place on site and whether this was related to the former PFS. The ground engineer has set out there is no evidence of fire damage to the former PFS / current car wash. Furthermore, it has been confirmed that the car wash was already in place in 2008 and therefore, the site was not in use as a PFS since then.

The burnt materials are localised, seemingly recent and post-date the removal of the northern building and not on the footprint of the former PFS. The building on site (around TP107) was removed prior to 2008 which can be seen on the Streetview mapping showing the absence of flytipping / burnt materials. On this basis it is considered that the risk of PFOS and PFAS is so low as to not be considered a viable source. It should also be noted the flytipped / burnt material will be removed in the enabling works, and there will be no exposed soil / direct contact pathway.

Condition 12 – The submitted Construction Phase Management Plan details the measures which will be undertaken during construction to ensure that due process has been undertaken.



Condition 13 – The External Materials Samples document prepared by Elevate Architects provides samples and specifications of all material to be used on all external elevations and boundary treatments of the development.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'K McMaster'.

Katarzyna McMaster
Planner
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