

Statutory Consultation Response Tracker - Planning Application Ref. 137226/FO/2023

Date 16.07.2024

This document outlines the Applicant's responses, drawing on inputs from the relevant members of the technical team

Statutory Consultee	Date	Comments Received	Full Response	Issued to MCC
Historic England	21-Jul-23	Historic England provides advice when our engagement can add most value. In this Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at https://historicengland.org.uk/advice/find/. It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.	N/A	30-Aug-23
MCC - Sustainable Travel	24-Jul-23	1.The objectives (2.7.2) should be revised to make clear that the primary objective is to minimise the need for car ownership at the site and car journeys to and from the site. This is particularly for cars with just one person in them, but also includes multi-occupier cars. 2.There should be external visitors cycle racks (Sheffield stands) 3.The proposed cycle storage should be maintained as available for use for the lifetime of the developments (not clogged up with abandoned bikes). 4.The travel plans should remain in place for the lifetime of the development. 5.Following the initial survey and a follow-up a year or two later, surveys should be conducted at five-yearly intervals or more often if required in the view of the LPA. 6.Surveys should reflect a representative sample of both residents and commercial unit staff (not just an opt-in as this tends to skew results in a positive direction), with targets and actions agreed with the LPA following each survey. They are proposing an opt-in survey using survey monkey and supplemented by paper surveys if needed. This is ok but they will need to supplement this with a targeted reach-out if the respondents do not adequately reflect the diversity of the occupiers (which is likely). This is to prevent the results being skewed, as is normally the case. This will need to be as reasonably practicable. 7.They should confirm that cycle parking will be provided for staff and visitors at the commercial units, offices, and restaurant. 8.Particular actions should be agreed as part of the full travel plan following occupation and initial survey. 9.The expected modal split and targets seem unlikely, with only 7% of journeys being walking. They might want to reconsider or provide further justification for these numbers. In any case, these will be researched by the initial survey, then targets agreed with the LPA in due course. 10.B.3.2 reads: "If less than 10% of the apartments or office floorspace are occupied in any year then final occupation of that phase shall deemed to have occurred. At this point, the TPC role and any responsibilities relating to the TP would transfer to a local residents' association or the office occupier respectively." Although residents' associations and occupiers may have a useful practical role, legal responsibility for the travel plan should rest with Renaker/the developer or their legal successors as freeholder(s). They can't pass this legal duty on to a residents' association or similar unless that organisation has its own legal personality and also that the transfer of responsibility is agreed by the LPA (and the residents' association), which would probably be unlikely. Both the framework travel plans, and subsequent full travel plans, should be secured by condition as normal. Please consider the above comments and submit amended Travel Plans to take account of them.	Curtin's information issued to MCC.	18-Apr-24
Sport England	14-Jul-23	**Please see full Sports England response in accompanying email.** Summary: Sport England objects to this application as the proposal will generate demand for sporting provision, and this is not adequately addressed in the current planning application. It is essential that the provision is of the right type to meet demand that will be created by the occupiers of the new dwellings and no contribution is provided with this proposal. As such it fails to meet the requirements of Sport England's objective to provide and fails to meet Section 8 of the NPPF. An assessment is set out below and possible resolution. Conclusion Considering the above, Sport England objects to the application because it is not considered to accord with Sport England's the principle objective to 'provide' not with Section 8 of the NPPF as it fails to adequately provide for future demand for sports facilities. If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, reports, and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice. Possible resolution Sport England would be pleased to review the objection with a view to considering potentially withdrawing it when we have received documentation that addresses the following: 1.Details of the planning mechanism to secure off-site provision to provide additional sports facilities on the basis of the demand calculation as shown above. 2.Improvements in order to acknowledge and incorporate Active Design within the proposal.	Sport England response issued to Council	18-Apr-24
Natural England	11-Jul-23	NO OBJECTION Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes. Natural England's generic advice on other natural environment issues is set out at Annex A. Sites of Special Scientific Interest Impact Risk Zones The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website. Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A. We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.	N/A	30-Aug-23
MCC Work and Skills Team	07-Jul-23	Renaker have provided a letter of intension re local labour, we are working with them on several other projects and have an agreed a reporting process before discharging on this project could we have some KPI figures for the project using the agreed template. Could you also please ensure there is a local labour condition attached to the project for construction and end use. Conditions: Construction Phase a) Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Labour Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Labour Proposal iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives (b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Reason – The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SPL, EC1 and DM1 of the Manchester Core Strategy (2012). End Use (a). Three months prior to the first occupation of the development, a Local Labour Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development. In this condition a Local Labour Proposal means a document which includes: i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Labour Proposal ii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives (b). Within 6 months of the first occupation of the development, a Local Labour Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Labour Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation. Reason – The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SPL, EC1 and DM1 of the Manchester Core Strategy (2012)	Condition acceptable	30-Aug-23
MCC - Design Team	25-Jul-23	I note that most of the ground and first floor elevations have louvres above the glazing. Please would you look at amending this so that provision is made for internal ducting in risers that terminate at roof level to accommodate any extract requirements for the ground and first floor areas. We want to avoid having louvres within/above the glazed frontages as they don't look great. Please would you also look at replacing/screening the louvres around the waste storage and substation/plant areas with more decorative perforated panels (eg to match those used for purge vents on the upper floors of the building).	Updated plans and DAS issued to MCC.	18-Apr-24

GMAAS	24-Jul-23	The desk-based assessment concludes that the application site has considerable potential to contain below-ground remains of archaeological interest dating to the 18th and 19th centuries, in addition to possible evidence for Roman activity. GMAAS concurs with this conclusion and recommends that the site is subject to intrusive archaeological investigation in advance of development which, in the first instance, should comprise an initial phase of evaluation trenching. GMAAS accepts that any archaeological remains that do exist are not going to be of national, but of regional or local significance. As such, GMAAS would be content to see the archaeological investigation secured through a condition worded as follows: 'No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording that includes: - archaeological evaluation trenching; - pending the results of the above, a 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. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. Reason: In accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible, pursuant to policy DM1 of the Core Strategy for the City of Manchester. All archaeological work should be undertaken by a suitably qualified and experienced archaeological contractor, funded by the applicant. GMAAS will monitor the implementation and progress of the archaeological works on behalf of Manchester City Council.	Condition acceptable	30-Aug-23
Environment Agency	28-Jul-23	We have reviewed the documents pursuant to the full planning application for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highway alterations and associated works on land at Great Jackson Street, Manchester, M15 6BP (Plot C and E). We also have the consultation with 2 of the Riverine Councils regarding the proposed development. The Riverine Councils have been consulted on the proposed development. We disagree with this position. To date there appears to have been some studies into this land parcel (Vol. 2, Sec. 3 (Ground Conditions)) which have identified potential adverse condition in the ground arising from the previous industrial land uses as well as having identified that the site is located above a Secondary A Aquifer, a Principal Aquifer and adjacent to the River Irk itself, both of which are controlled waters receptors. The previous use of the proposed development site in its current condition has been identified as a high risk of contamination that could be mobilised during construction to public controlled waters. Controlled waters are particularly sensitive to this location because the proposed development site is: • located close to protected groundwater aquifer A and, • within a reasonable distance of a known surface watercourse. The applicant's submission to date demonstrates that it may be possible to manage the risks posed to controlled waters by this development. Further detailed information will however be required before full development is undertaken. We believe that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but request that this is a decision for the local planning authority. In light of the above, the proposed development will be acceptable if a planning condition is included requiring the submission of a remediation strategy. This should be sent out to a competent person in line with paragraph 12.6 of the National Planning Policy Framework. Without these conditions we would object to the proposal in line with paragraph 12.6 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by, unacceptable levels of water pollution. Condition Prior to each phase of development approved by this planning permission no development until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components: 1. A preliminary risk assessment which has identified: • all previous uses, • potential contaminants associated with those uses, • a conceptual model of the site including sources, pathways and receptors, • potentially unacceptable risks arising from contamination at the site. 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy going full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected in order to demonstrate that the work set out in the remediation strategy in (3) can complete and identifying any requirements for longer term monitoring of pollution leakage, maintenance, and arrangements for contingency action. 5. Any change to these components require the written consent of the local planning authority. The scheme shall be implemented as approved. Reason To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 12.6 of the National Planning Policy Framework. Condition No infiltration of surface water drainage into the ground where adverse concentrations of contamination are known or suspected to be present is 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 controlled waters. The development shall be carried out in accordance with the approved details. Reason To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 12.6 of the National Planning Policy Framework. Condition Piling or any other foundation designs using concrete pile 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 controlled waters. The development shall be carried out in accordance with the approved details. Reason To ensure that the proposed piling, does not harm groundwater resources in line with paragraph 12.6 of the National Planning Policy Framework and Section 1 of the 'The Environment Agency's approach to groundwater protection'. Condition Where any part of the permitted development being accepted, a verification report demonstrating the completion of work 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. Reason To ensure that this site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 12.6 of the National Planning Policy Framework.	Condition acceptable	30-Aug-23
Health and Safety Executive (HSE)	27-Jul-23	1.1. The above consultation relates to the demolition of existing structures and erection of a new residential development comprising of 1,746 homes in four residential towers (buildings C7, C8, E1 and E2): • Buildings C7 and C8 comprising 51 storeys (ground and 50) with a height of 145.7m to top finished floor. There are 3 basement storeys with a total depth of 8.900m to floor level of basement level 3; • Buildings E1 and E2 comprising 47 storeys (ground and 46) with a height of 134.3 to top finished floor. There are 3 basement storeys with a total depth of 8.900m to floor level of basement level 3. 1.2. It is understood three basement levels within each tower will contain ancillary accommodation including, plant rooms, store rooms, refuse stores, cycle storage and car parking, with ground floor to second level comprising of flexible use, including commercial spaces on ground floor level. The design standard adopted is British Standard 9999. 1.3. It is understood that the adopted fire safety design standard used for the residential is British Standard 9991 and it is noted that the proposal has given consideration to the draft standard BS 9991, which is currently under review following consultation and cannot be relied upon. HSE provides advice to the LPA based on extant fire safety standards and is therefore unable to comment on future draft recommendations, which are likely to be subject to change. HSE has therefore assessed this application based on the extant version of BS 9991:2015. 1.4. Following a review of the information provided in the planning application, HSE has identified the fire safety concern(s) described below. Means of escape 1.5. It is noted that commercial units C7-1, E1-1, 2, 3 and 4 and E2-2 link to the residential accommodation by way of the refuse holding stores and lobby to the fire-fighting stairs. 1.6. Whilst it is noted that the stair to the ground floor commercial and the stair to the residential floors are separated by lobbies at ground floor, the adopted fire safety standard states: <i>'Any stair serving a dwelling within a mixed-use development should not communicate with any other occupancy, unless in accordance with a) or b). a) In buildings having not more than three storeys above ground or access level (small buildings), common stairs that serve both dwellings and other occupancies should be separated from each occupancy by protected lobbies at all levels. b) In buildings having more than three storeys above ground or access level: 2) all stairs serving dwellings, which are not ancillary to the main use of the building, should not communicate with any other occupancy in that building...'. 1.7. Accordingly, the lobbied communication of commercial and residential staircases is not appropriate as the development is not a small building. Design changes necessary to provide separated means of escape will affect land use planning considerations such as the layout and appearance of the development.</i>	Update on 03/11/23 - Design team response was found to be acceptable. Updated information submitted to MCC 03.01.2024. MCC / HSE response received 31.01.2024 confirming acceptability. Reconsultation response received 07.06.2024 reconfirming acceptability.	Yes
GMEU	31-Jul-23	Full planning permission for the demoliti on of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), fl exible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works. Part Of Plot Cand Plot E Great Jackson Street Manchester M15 6BP The Ecology survey provided to inform the application has advised that further survey is required at Building 3 (Gaddum House) to determine the status of roosting bats at the site. One bat activity survey is recommended in the bat activity season (between mid-May and August) for Gaddum House, as described in the Ecology survey report. Since the presence of bats (protected species) would be a material consideration in the determination of the application on, I would recommend that the additi onal surveys for bats are undertaken, and the results made available to the planning authority for consideration, before the applicati on is decided. The scattered trees and scrub on the site provide some habitat for nesting birds. No vegetation clearance should take place during the optimum time of year for bird nesting (March to August inclusive) unless nesting birds have been shown to be absent by a suitably qualified person.	Report issued to MCC on 18/09/23	18-Sep-23
United Utilities	04-Aug-23	United Utilities wish to make the following comments on the proposal detailed above. The letter and appendix should be read in its entirety to support the determination, design and should the scheme be approved, subsequent delivery of the proposal. DRAINAGE We request the following condition is attached to any subsequent Decision Notice: REQUESTED CONDITION Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include: (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365; (ii) A restricted rate of discharge of surface water agreed with the local planning authority if it is agreed that infiltration is discounted by the investigations; (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOs; (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (v) Foul and surface water shall drain on separate systems. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river). To discuss their drainage proposals the applicant can contact a Developer Engineer by email at SewerAdoptions@uulic.co.uk. Alternative ways to contact the team are detailed in the appendix 'Section 4. Contacts'. Management and maintenance of Sustainable Drainage Systems (SuDS) Without effective management and maintenance SuDS can fail or become ineffective which may have a detrimental impact on the surrounding area. There is also a risk ineffective SuDS could impact the performance of the public sewer network where the two systems interact. Therefore, when SuDS is included in a proposed development, we recommend the Local Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice. We provide an example condition below that may be suitable in many circumstances. Please note United Utilities cannot provide comment on an asset that is owned by a third party management and maintenance company. Therefore, whilst we recommend the inclusion of a management and maintenance condition, United Utilities would not be involved in its discharge. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan. Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development. UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout. Additional details on this, along with other key information that might impact a proposed layout is contained in the Appendix, Section 'Water and wastewater pipelines and apparatus'. Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See 'Section 4. Contacts' in the Appendix. Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See 'Section 4. Contacts' in the Appendix. Water main: A water main crosses the site. It must not be built over, or our access to the pipeline compromised in any way. We require an access strip as detailed in our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/. The applicant must comply with this document to ensure pipelines are adequately protected both during and after the construction period. Public sewer: A public sewer crosses the site and we will not permit building over it. We require an access strip for maintenance or replacement and this access must not be compromised in any way. The minimum distances that might be acceptable to United Utilities are detailed within Part H of the Building Regulations however, we recommend the applicant determines the precise location, size, depth and condition of the pipeline as this is likely to influence the required stand-off distance from any structure. We provide the information detailed in this letter to the Local Planning Authority to support their consideration of the planning application. We attached an appendix, 'Supporting information for the decision maker, applicant/developer and any other interest party'. It is important that this is read in conjunction with this letter.	Conditions acceptable	30-Aug-23
MCC Highways + TIGM	08-Aug-23	10 pages long (see attachment)	Curtins information issued to MCC	18-Apr-24
Environmental Health	07-Aug-23	8 pages long (see attachment) - relates to flumes, demolition / construction, waste management, noise, remediation, air quality	Noise - Please can we revise the draft condition NS62 to allow for external speakers, on the basis that a report be submitted that advises the maximum allowable noise levels at residential receptors due to external music replay, with reference to the pre-existing background noise levels?	30-Aug-23 updated 16 July 2024

Contaminated Land	11-Aug-23	I write in response to your memo of 5 July 2023 regarding the above planning application. The Contaminated Land Section has received a copy of the following report: • Geo-environmental Preliminary Risk Assessment, Crown Street Phase 3, WSP, Reference: 70059549_12063, Dated: March 2023. The Contaminated Land Section has reviewed the above information in order to assess the following points: 1. The adequacy of the desk study information available for this site. 2. The adequacy of the site investigation. 3. The adequacy of the final risk assessment. 4. The acceptability of the proposed remediation strategy. 5. Whether the information submitted is sufficient to discharge the relevant contamination and/or gas condition from the planning approval. The site is located at NGR 383280E, 397290N and it is 1.1ha in area. The site is currently partly used as the Renaker Marketing suite. Industrial units on the remainder of the site have recently been demolished. Adjacent land use includes high rise apartment blocks from Phases 1 and 2 (some occupied others still under construction), commercial buildings and a temporary concrete batching plant. Previous land uses on and adjacent to the site have included a petrol filling station (tanks removed under the planning application for the marketing suite), terrace houses, a garage, an engineering works, industrial units, an iron works, engineering works, a mill and a starch works. The site does not lie within 250 metres of any known landfill sites, but is in close proximity to the River Medlock (80m to the east) and 135m to the north. The site lies above the Chester Formation principal aquifer. 1. The adequacy of the desk study information available for this site The report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages. Previous SI by Ramboll for the site of the former petrol filling station noted hydrocarbon odours within the made ground and superficial deposits suggesting localised contamination in this location. A site investigation has been recommended. The desk study information was found to be adequate. 2. The adequacy of the site investigation Not submitted to date 3. The adequacy of the final risk assessment Not submitted to date 4. The acceptability of the proposed remediation strategy Not submitted to date 5. Whether the information submitted is sufficient to discharge the relevant site investigation and/or gas condition of the planning approval Before this Section can recommend discharge of conditions from this application, the following information needs to be submitted to the Council for approval: (i) Submission of Site Investigation Proposals (ii) Submission of a Site Investigation and Risk Assessment Report (iii) Submission of a Remediation Strategy (iv) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section. Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500007/planning_and_regeneration/1962/additional_planning_guidance/3	Condition acceptable	30-Aug-23
Arboriculture	16-Aug-23	I have viewed the relevant documents and my comments are as follows: The site consists of low-quality specimens with limited visual amenity value and therefore we would have no objection to the proposed removal of these trees. We would have no objection to the mitigation planting plan below. From an arboricultural perspective, the planting plan will enhance the site and therefore we would have no further comments to make.	N/A	30-Aug-23
LLFA	16-Aug-23	Thank you for consulting the Lead Local Flood Authority (LLFA). The information uploaded to the Planning Portal 15th June – 14th July 2023 has been considered. Condition 1: No development shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the Local Planning Authority. In order to avoid/discharge the above drainage condition the following additional information has to be provided: - o A finalised drainage layout showing all components, outfalls, levels and connectivity; - o Maintained integration of green SuDS components (allowing infiltration or attenuation) if practicable; - o 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 with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area; - o An existing and proposed impermeable areas drawing to accompany all discharge rate calculations. - o Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment; - o 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; - o 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. - o Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required. - o Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. - o CCTV survey and routing plan of existing drainage system to understand condition, capacity, connectivity. - o Hydraulic calculation of the proposed drainage system, including all parameters. - o Construction details of flow control and SuDS elements. Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14. If there is no clear adoption policy in place to take over the proposed drainage system after construction, we suggest the following construction and maintenance condition to be considered by the LPA. Condition 2: No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include: - o Verification report providing photographic evidence of construction as per design drawings; - o As built construction drawings if different from design construction drawings; - o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. - o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. Informative MCC notes highlight that the underground culvert (Medlock Tunnel) located within close proximity to the site (approximately 85m to the north-east of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.	Condition acceptable	30-Aug-23
NATS	21-Aug-23	Hi Lucy, apologies but it seems like we responded to Manchester airport but in any case we are already engaged with the Applicant. However, for the record, our position is that we require mitigation and accordingly would be grateful if the LPA could impose the aviation conditions on any consent. This applies to both applications 137226 and 137227. Regards Sacha 1. No construction shall commence on site until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with the Operator and approved in writing by the Local Planning Authority. REASON: In the interests of aircraft safety and the operations of NATS En-route PLC. 2. No construction work shall be carried out above 30m AGL unless and until the approved Radar Mitigation Scheme has been implemented and the development shall thereafter be operated fully in accordance with such approved Scheme. REASON: In the interests of aircraft safety and the operations of NATS En-route PLC. For the purpose of conditions 1-2 above: "Operator" means NATS (En Route) plc, incorporated under the Companies Act (4129273) whose registered office is 4000 Parkway, Whiteley, Fareham, Hants PO15 7FL or such other organisation licensed from time to time under sections 5 and 6 of the Transport Act 2000 to provide air traffic services to the relevant managed area (within the meaning of section 40 of that Act). "Radar Mitigation Scheme" or "Scheme" means a detailed scheme agreed with the Operator which sets out the measures to be taken to avoid at all times the impact of the development on the M30 Primary and Secondary Surveillance radar and air traffic management operations of the Operator.	Condition acceptable	30-Aug-23
MAG	07-Aug-23	I understand that NATS have raised an objection to this development, but that they are working with the developer on a mitigation scheme. Therefore, because we have a vested interest in the integrity of the operation of the RADAR and upholding the safety of flight in the Manchester CTR, although we have no objections to this development, it is subject to the conditions requested by NATS as follows: 1. No construction shall commence on site until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with the Operator and approved in writing by the Local Planning Authority. REASON: In the interests of aircraft safety and the operations of NATS En-route PLC. 2. No construction work shall be carried out above 30m AGL unless and until the approved Radar Mitigation Scheme has been implemented and the development shall thereafter be operated fully in accordance with such approved Scheme. REASON: In the interests of aircraft safety and the operations of NATS En-route PLC. For the purpose of conditions 1-2 above: "Operator" means NATS (En Route) plc, incorporated under the Companies Act (4129273) whose registered office is 4000 Parkway, Whiteley, Fareham, Hants PO15 7FL or such other organisation licensed from time to time under sections 5 and 6 of the Transport Act 2000 to provide air traffic services to the relevant managed area (within the meaning of section 40 of that Act). "Radar Mitigation Scheme" or "Scheme" means a detailed scheme agreed with the Operator which sets out the measures to be taken to avoid at all times the impact of the development on the M30 Primary and Secondary Surveillance radar and air traffic management operations of the Operator. We also request the following informative: The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-Industry/Airspace/Event-and-obstacle-notifications/Crane-notification	Condition acceptable	30-Aug-23
Active Travel England	19-Jun-24	See full letter on file. Deferral - ATE is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in this response.	Curtins response issued 15.07.2024 - ref. 081453-CUR-XX-XX-T-TP-00005-P02 (please see attached)	16-Jul-24
Work & Skills	26-May-24	Thanks for forwarding this to work & skills, I can't see anything new re local labour that hasn't been reported previously, I replied to you on 07.07.2023 about this project, I apologise if I have missed something new re local labour for this project, but I can't see anything. We have agreed a reporting process with Renaker for their other projects could this one be reported on using the same format, if they are unsure, I'm sure Dave Vardy at Renaker will be able to assist them on the agreed reporting method and templates used.	As per previous response, the Applicant will report as per previous schemes agreed with MCC and will accept a condition on this	16-Jul-24
NATS	26-May-24	Our position remains as stated 21/08/2023.	As per previous response, the Applicant will accept previously suggested condition	16-Jul-24
MCC Highways + TIGM	17-Jun-24	Highways response received - See full letter on file (18 pages).	Curtins response dated 15.07.2024 - ref. 081453-CUR-XX-XX-T-TP-00005-P02 (please see attached)	16-Jul-24
Sport England	04-Jun-24	See full letter on file (3 pages). Summary: Sport England maintains its objection to this application as the proposal will generate demand for sporting provision, and this is not adequately addressed in the current planning application. It is essential that the provision is of the right type to meet demand that will be created by the occupiers of the new dwellings and no contribution is provided with this proposal. As such it fails to meet the requirements of Sport England's objective to provide and fails to meet Section 8 of the NPPF.	Deloitte to discuss with Town Legal Approach	16-Jul-24

GMEU	04-Jul-24	Thank you for sending through the metric for the above application. The metric demonstrates that while the proposals will result in a net gain for biodiversity, the trading rules are being broken, largely due to the loss of scrub from the site. The submitted BNG assessment recommends including some scrub in the landscaping scheme but this recommendation does not appear to have followed. However, given that the application was submitted prior to net gain becoming mandatory and that the scheme will result in an overall gain in area based habitats, this would not be a reason for refusing the application. However, the scheme does result in a net loss of hedgerow units. The assessment recommends that "70 metres of native hedgerow managed to 'poor' condition is required at the site" or offsite provision be made. We would advise that one of these options be followed.	Applicant will contribute towards off-site provision via the enviro bank	16-Jul-24
LFA	26-Jun-24	Thank you for consulting the Lead Local Flood Authority (LLFA). The information uploaded to the Planning Portal 15th June 2023 – 16th May 2024 has been considered. The most recent information uploaded to the planning portal (18th April – 16th May 2024) does not appear to alter the submitted Flood Risk Assessment. Therefore, we would have no further comments to add at this stage. The developer should outline any specific changes to the surface water drainage proposals at this stage if necessary. Please see separate word document outlining 2 no. proposed conditions re. surface drainage works and SuDS maintenance / management details.	Run-off Volume - We note the practicality of this comment, however, given the difficulties in assessing the existing system we request this part of the Condition be removed. CCTV Survey - Due to depth and issues with access obtaining a CCTV of the existing network is problematic and cannot be completed we request that this part of the condition be removed. Verification Report and As-Built Drawing - we accept the proposed condition (Condition 2).	16-Jul-24
Environmental Health	26-Jun-24	We have looked through the changes as set out in their cover letter, and these do not change our original comments. We can see they have added some more information with regards to the demolition works, we will still need them to submit detailed demolition and construction management plans	Outline CEMP has been submitted with the application and a full CEMP , including demolition, will be subject to a planning condition to any approval.	16-Jul-24
Sport England	04-Jun-24	The occupiers of new development, especially residential, will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site. The level and nature of any provision should be informed by a robust evidence base such as an up-to-date Sports Facilities Strategy, Playing Pitch Strategy or other relevant needs assessment. In accordance with Section 8 of the NPPF and the Sport England objective to "Provide" Sport England seeks to ensure that the development meets any new sports facility needs arising as a result of the development. In this case Manchester have an up to date Built Facilities Strategy (2023), Indoor Bowls Assessment (2023) and Playing Pitch and Outdoor Sports Strategy Annual Monitoring Report (2023), which will provide the baseline data for the numbers of teams and supply of facilities and pitches and can be used to give an indication of the likely additional demand for them that this development would generate. These form part of the Council's Evidence Base for the Local Plan. The headline calculations as shown below should provide you with a basis to discuss the Council's sports facility requirements with Leisure/Outdoor Spaces officers but based on the specific requirements from the PPOSS and BFS in order to obtain the optimum financial contribution from the proposed development in this case. Sport England uses Office for National Statistics data when using the Active Places Power Playing Pitch and Built Facilities Calculator as the basis for calculating facility requirements in the first instance. The population of the proposed development is estimated to be 3,964 (using a 2.4 average occupancy rate taken from ONS Census 2021 – excluding studio and 1 beds which have been classed as 2 person dwellings). This additional population will generate additional demand for sports facilities as set out in Sport England's previous response sent 19th December 2023. Whilst those totals may differ using Sport England's most recent Cost Quarter, they should still be used as a baseline for discussions with the Council in terms of sports facility requirements. The commentary from the applicant contained in the submitted "Response to Sport England Representation" dated April 2024, is noted. However this takes no account of the demand created by the proposed development for pitch sports, swimming pools, hall, tennis and bowls facilities as outlined in our previous response. In addition, Sport England's role is to provide comment specifically on how proposals impact sports facilities and it is not within our remit to consider the wider planning balance or site viability as part of the assessment of sports facility requirements and the total amount of financial contribution requested to meet demand. Any on site outside recreational space and cycle provision is welcome as part of the aims of Active Design and encouraging people to lead active lifestyles, however this does not provide for wider sporting needs. It is noted that sports facilities are not included in the submitted Section 106 Heads of terms. The applicant's proposals to meet the aims of Active Design principles are noted and as stated in our previous response, Sport England would encourage the LPA to discuss the scheme with GM Moving who would be happy to advise you further in these matters.	Sport England's additional comments in response to our response submitted in April 24 are noted. Sport England note that it is not within their remit to consider the wider planning balance, viability or level of contributions. This forms part of the Council's decision making process. In this regard the Local Planning Authority must be comfortable that the proposed development is provided in line with the Development Plan, unless material considerations dictate otherwise. Sport England's comments specifically relate to the additional population as a result of the proposed development generating additional demand for sports facilities, this should then form the basis for discussing sports facility requirements and potential contributions. In response to these comments and when applying planning judgement we note that the proposals are in line with the relevant development plan policies in relation to sport and open space and developer contributions. Core Strategy Policy EN11 'Quantity of Open Space, Sport and Recreation' provides that 'as opportunities arise, new open space, sport and recreation facilities will be created across Manchester, The Council will seek the provision of new open space, sport and recreation facilities, in particular where: a quantitative shortage of a particular use per head of population, including any expected increase of population created by the new development, based on the findings of the Open Space, Sport and Recreation study and Playing Pitch Strategy, is identified in the local area; where significant levels of development are proposed including within the Strategic Housing Location. New open spaces should also be interconnected, to allow for better links for disabled people, pedestrians and cyclists both across and between sites and to enhance the biodiversity of the City.' The Playing Pitch and Outdoor Space Strategy (PPOSS) and accompanying Strategy and Action Plan and Annual Monitoring Reports (2023) alongside the Manchester Indoor Sport Built Facilities Strategy Update (2024) note where there are shortages in sporting facilities across Manchester presently or in the future as demand increases. It is recognised that there is demand for some sporting facilities across the Borough and the recommendations largely seek to upgrade existing facilities to improve quality and capacity. However, as noted in our previous response, the Socio-Economic Chapter of the EIA concludes that 'the uplift in residential accommodation will increase demand for open space and recreation facilities. However, this needs to be balanced against the potential for new quality provision and improved access to existing provision, including the open space being delivered as part of Crown Street Phase 3, alongside the wide array of leisure and amenity facilities located within the assessment area, such that the impacts are considered to be Negligible.' In line with Core Strategy Policy EN11, and as noted in the original application submission and our initial response to SE comments, the proposal includes 0.73ha of high-quality public realm space, which includes a large public square with paved area that can be used for a range of uses. This public space provides a crucial link to open spaces throughout the rest of the SRF Area (including the new park at Crown Street Phase 2 and the riverside open space at Owen Street) and beyond to Hulme and the rest of the City's blue and green network. In line with other developments that have come forward in SRF area, the proposed development seeks to maximise and consolidate the public space to create a usable space in excess of that anticipated in the SRF. Furthermore, and as a detailed in our April response, the proposed development supports healthy lifestyles in accordance with para 96 of the NPPF. Therefore, whilst it is accepted that an increase in resident population will have some impact on recreational and open space facilities (including specific sporting facilities noted by Sport England) this is considered to be negligible, as identified in the socio-economic chapter of the EIA, and the onsite physical contribution towards opens space complies with the requirements of Policy EN11. Furthermore, Core Strategy Policy PA 1 provides a list of obligations the council may seek contributions towards, with provision being required on site and where this is not possible a commuted sum is likely to be sought. The policy is clear that contributions will be related to the form of development and priority will be assessed on a site by site basis. Furthermore in determining the scale and nature of any planning obligation other material considerations will be taken into account. As noted above the socio economic statement is clear that there will be a negligible impact of the proposals on open space and recreational facilities. The proposal provide a significant onsite contribution towards a number of obligations listed in Policy PA 1 including open space, public realm improvements, training and employment facilities, climate change mitigation and improvements to the road network. Finally the submitted viability statement demonstrates that the proposed development cannot support any developer contributions.	16-Jul-24