

Statutory Consultation Response Tracker - Planning Application Ref. 137227/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 received	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 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	N/A
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. 10.8.3.2 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.	Curtins information issued to MCC	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	06-Jul-23	Renaker have provided a letter of intension re local labour, we are working with them on several other projects and have 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 SP1, 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 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 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 operation. Reason – The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012)	Condition acceptable	30-Aug-23
MCC - Design Team	26-Jul-23	Please would you review the areas of loweres on the podium for Plot D and look at replacing/screening them with more decorative perforated panels (e.g. to match those used for purge vents on the upper floors of the building).	Updated plans and DAS issued to MCC.	18-Apr-23
GMAAS	18-Jul-23	GMAAS concurs with the conclusions drawn from the desk-based assessment, 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 of the archaeological works on behalf of Manchester City Council.	Condition acceptable	30-Aug-23

GMEU		N/A	N/A	
Environment Agency	28-Jul-23	We have reviewed the submission of documents pursuant to the full planning application for the demolition of existing structures and the erection of one residential building to a height of 71 storeys with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works on land at Great Jackson Street, Manchester, M15 4NP. We note from the submission and Vol. 2 of the Environment Impact statement that land contamination and ground condition considerations have been scoped out of the impact assessment. 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 conditions 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 Irwell; both of which are controlled waters receptors. The previous use of the proposed development site for industrial purposes presents a high/medium risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the proposed development site is • located upon a principal aquifer/secondary aquifer A and, • within a reasonable distance of a known surface watercourse. The application 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 built 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 respect 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 carried out by a competent person in line with paragraph 183 of the National Planning Policy Framework. Without these conditions we would object to the proposal in line with paragraph 174 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 shall commence 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 indicating 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 offsite. 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 giving 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 works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action. Any changes 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 174 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 approval details. Reasons 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 174 of the National Planning Policy Framework. Condition 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. Reason To ensure that the proposed piling, does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection'. Condition Prior to any part of the permitted development being occupied, 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	Condition acceptable	30-Aug-23
Health and Safety Executive (HSE)	02-Aug-23	1.1. The above consultation relates to the demolition of existing structures and erection of a new residential development comprised of 71 storeys (ground and 70), including 642 homes and ancillary accommodation with a height of 203.40m to top finished floor and a new 3 storey office building, which is not a relevant building. 1.2. There are 3 basement storeys with a total depth of 8.90m to floor level of basement level 3. It is understood the basement levels will contain ancillary accommodation including, plant rooms, store rooms, cycle storage and car parking. A commercial restaurant space is included on the top most storey level, accessed via a separated entrance on the ground floor level and flexible use on some other levels. The design standard adopted is British Standard 9999. 1.3. It is understood that the adopted fire safety design standard used for the residential space and amenities 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 the residential part of the application based on the extant version of BS 9991:2015 and BS 9999 for the commercial part. 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 a commercial unit (restaurant) will be located on the 71st storey linking to the residential accommodation by way of lobbies to the protected stairs and firefighting stairs. 1.6. It is understood a stay put evacuation strategy will be implement in the residential apartments and simultaneous evacuation will be undertaken on storeys 1 to 3 and storeys 68 to 71, containing residents amenity areas, ancillary areas and a public restaurant on the upper most storey with an intended occupancy figure of 150 covers plus staff. 1.7. Whilst it is noted that the restaurant is to be accessed via dedicated lifts from the ground floor entrance to the 71st storey and do not serve any floors in between, for escape purposes occupants of the restaurant will be provided with access to both residential stair cores. The adopted fire safety standard states "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: 1) 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..." 1.8. Accordingly, the lobbied communication of the commercial unit (restaurant) 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.	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	07-Aug-23	As you are aware the information submitted with the application includes an ecology assessment. This assessment has been undertaken by a licensed and experienced ecological consultancy whose work is known to the Ecology Unit. The survey found the site to have limited ecological value. The only issue would be associated with nesting birds and the clearance of tree and scrub during the bird breeding season. We would therefore recommend that the following condition be attached to any permission, should it be granted: No removal of or works to any trees or shrubs shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.	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 condition requested by NATS as follows: 1. No construction on shall commence on site until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation on 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 sect on 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 M10 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-notifications	Condition acceptable	30-Aug-23
MCC Highways + TfGM	08-Aug-23	10 pages long (see attachment)	Curtins information issued to MCC	18-Apr-24

United Utilities	07-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 The development includes basement car parking. To discharge the below condition, we request that the applicant demonstrates measures to be taken to ensure that the proposed development is not at an increased risk of flooding. This includes mitigating the risk of sewer surcharge. The LPA should note the risk of overland flow arising from possible sewer surcharge from the existing and any proposed sewers. In order to best minimise the risk to the development, both above and below ground, we recommend the applicant demonstrates an understanding that any proposed Finished Floor Levels will be above the receiving manholes on the drainage network. To address the above, we request the following condition is attached to any subsequent Decision Notice: REQUESTED CONDITION – Foul and Surface Water Drainage 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 AOD; (iv) An overland flow and exceedance plan; (v) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and (vi) 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@uulpc.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. We request that a copy of this letter and the appendix is made available to the applicant.	Condition acceptable	30-Aug-23
LFA	10-Aug-23	The information uploaded to the Planning Portal from 09 June – 02 Aug 2023 has been considered. Condition 1: 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 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 Maximised integration of green SuDS components (utilising 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 Breakdown of discharge rate per plot - o Surface water should be restricted to a rate of 5 l/s. - o A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant. - 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; - o Assessment of overland flow routes for extreme events. 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 Where a public sewer diversion is required, an agreement in principle from United Utilities is required. An email of acceptance will suffice. - o Hydraulic calculation of the proposed drainage system; - o Construction details of flow control and SuDS elements. - o For sites where proposed development would cause pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required. - o Hydraulic calculation of the proposed drainage system; - o Construction details of flow control and SuDS elements - o Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved. 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. 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: • Verification report providing photographic evidence of construction as per design drawings; • As built construction drawings if different from design construction drawings; • 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.	Condition acceptable	30-Aug-23
Arboriculture	16-Aug-23	I have viewed the site plan and the arboricultural impact assessment, and we have a few concerns. The proposed development will require the loss of 1 x Cat A tree and several Cat B trees within a city enter ward and whilst there is no official policy, any tree removal proposals in the city centre are expected to have a miti gati on proposal of 3 trees for every tree removed, however, my apologies if I have overlooked the landscaping proposal but I was unable to locate the document. In addition to the landscaping proposal document, I was unable to locate any Biodiversity net gain document for this site. It is unlikely that we would support this application from an arboricultural perspective without a detailed mitigation planting plan with a sufficient number of trees. Section 3.3.1 in the screenshot below, mentions mitigation planting scheme, which I was unable to locate.	Landscape plans were submitted with the application and re-issued	22-Aug-23
Environmental Health	15-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 NSE2 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? Fumes - the Fumes section for potential kitchen exhaust ventilation from lower level amenity spaces such as private dining, we will not be able to take these to roof level to discharge 1m above eave level. We will however have a design which is compliant with the government guidance document for odour & noise control with all recommended mitigation measures being included. The incoming restaurant tenant at the top of Plot D will also have to meet this requirement as part of their fitout design, but we have designed provisions into the base build to enable this to be completed and their extract ventilation will be located at roof level, directly above their demise. Other conditions acceptable in principle, detail wording to be agreed.	22-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 measures to be taken to avoid at all times the impact of the development on the M10 Primary and Secondary Surveillance radar and air traffic management operations of the Operator.	Condition acceptable	22-Aug-23
Canal and River Trust	26-May-24	The Canal & River Trust is a statutory consultee in Article 18 and Schedule 4 Paragraph z(a) of the Town and Country Planning (Development Management Procedure) (England) as a Statutory Consultee was issued to Local Planning Authorities in March 2023 for use from 1 April 2023. It comprises three zones that relate to notifications for different types This application falls outside the notified area for its application scale and location. We are therefore returning this application to you as there is no requirement for you to consult. We are happy to comment on particular applications that fall outside the notified areas where there are relevant circumstances. If you would like the Canal & River Trust's comment Should you have a query in relation to consultation or notification of the Canal & River Trust on planning applications, please email us at planning@canalrivertrust.org.uk	N/A	16-Jul-24
Environment Agency	13-Jun-24	Thank you for consulting us on the above application on 24 May 2024. We have no further comments to add to our letter dated 28 July 2023, our reference SO/2023/123337/01. Please see copy attached. Please reconsult us on any further documents submitted that may be relevant to our concerns raised in the previous response and to our recommended conditions Should you have any queries regarding this response, please do not hesitate to contact me.	Response as per issued on 30 August 2023	16-Jul-24

GMAAS	03-Jun-24	GMAAS concurs with the conclusions drawn from the desk-based assessment, 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 Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design 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 Z11: 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 of the archaeological works on behalf of Manchester City Council.	Condition acceptable as per issued on 30 August 2023	16-Jul-24
Natural England	11-Jul-24	SUMMARY OF NATURAL ENGLAND'S ADVICE 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.	N/A	16-Jul-24
Work & Skills	28-May-24	Thanks for sending this through to Work & Skills, I have previously replied to this project on 6.7.23 requesting a local labour condition be applied to this project as well as asking for them to report in the agreed format as their other projects. If there is anything new that I have missed, I would be grateful if you could get back to me.	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
MCC Highways + TfGM	18-Jun-24	Highways response received - See full letter on file (13 pages).	Curtins response dateddd 15.07.2024 - ref. 081453-CUR-XX-XX-T-TP-00005-PO2 (please see attached)	16-Jul-24
GMEU	26-Jun-24	The submitted Metric and BNG Assessment demonstrate that the proposals will result in a net loss of biodiversity of some 55%. Given the low base line of the site, this equates to 0.71 units. As the application was submitted prior to net gain being mandatory, the proposals only need to achieve a measurable net gain rather than a 10% gain. I would therefore recommend that either the landscaping plans be amended to achieve a gain or that a contribution for offsite enhancement be made.	Applicant will contribute towards off-site provision via the enviro bank.	16-Jul-24
LLFA	26-Jun-24	<i>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.</i> <i>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.</i> 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. 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