



Paul Butler Associates

Planning, Development & Heritage Consultants

13 September 2021

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

FAO Lucy Harrison

Ljr03/21.1562/ff

Dear Mrs Roscoe

Location: Plot G Slate Wharf, Blantyre Street, Manchester
Proposal: Erection of a four storey building to form 24 residential apartments (Use Class C3) with associated hard and soft landscaping and ancillary development thereto
Application: 113617/FO/2016

On behalf of our client Prestbury Estates Limited, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'.

As part of this application we are applying to discharge conditions 6, 9 and 15 attached to planning permission 113617/FO/2016. We are eager to progress the discharge of these conditions as soon as possible to enable works to start on site.

The numbered conditions of planning permission 113617/FO/2016 for which discharge is sought and the information being submitted, is set out under the headings below.

Condition 6: Scheme for the Investigation of Site

a) The development hereby approved shall not commence unless and until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and, on completion of the development and before the development is first occupied, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Response

A Combined Phase 1 Desk Study and Phase 2 Geo-Environmental Ground Investigation Report (Ref: 3548-01 Rev-) has been prepared by IGE Consulting. The reporting confirms that in terms of ground contamination the risk to human health is considered to be low and no remedial measures are deemed necessary; with regards to groundwater contamination no feasible contaminative linkages have been identified and the risk to controlled waters is deemed low, with no further assessment being deemed necessary; and in terms of ground gas, the site falls in line with a characteristic situation 1 (CS1) / Green (CIRIA 665), therefore no ground gas protection measures are deemed necessary.

An amendment to this report will be required once all the gas monitoring is complete (two more visits, therefore likely to be the end of September), however it would be useful for the report to be considered by the Council in the interim. The first 4 readings give a rating of CS1 (no gas protection required), therefore no issues are expected.

Due to the size of the report it has been sent directly to the Council's validation team and planning officer via WeTransfer.

Condition 9: Scheme to Protect Water Quality of the Bridgewater Canal

Before the development hereby approved commences, a scheme to protect the water quality of the Bridgewater Canal during development and construction works shall be submitted to and approved in writing by the City Council as local planning authority. The details submitted shall indicate how the water and towpaths are to be protected from contamination from construction or other materials during the development and construction periods relating to the application proposal, how the scheme shall be implemented, and how it shall be managed throughout the development period. Pollution prevention measures following Environment Agency Guidelines (Pollution Prevention Guidance 5 (PPG5)) should be adhered to.

Response

Please find enclosed a Construction Surface Water Management Plan prepared by ICG Consulting (Ref: 3548-02 Rev-). The plan sets out mitigation measures to protect nearby surface water features from adverse impacts from surface water runoff from the site during construction. The mitigation measures include the installation of a perforated land drain collector encased in gravel on the eastern boundary that leads to a sump / SUDs in the south eastern corner of the site to collect surface water runoff and allow infiltration; as well as the placement of sandbags along the base of the hoarding along the eastern boundary to negate any runoff from the site.

Condition 15: Surface Water Drainage Works

No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

In order to discharge the above drainage condition the following additional information has to be provided:

- 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.
- o Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonably 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 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. The flood water should be routed away from the buildings and towards the less vulnerable areas i.e. open spaces, car parks and roads. A layout with overland flow routes needs to be presented.
- 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 surface water is connected to the Bridgewater Canal, agreement in principle from Bridgewater Canal Company is required. An email of acceptance of proposed flows and/or new connection will suffice.
- o Hydraulic calculation of the proposed drainage system.
- o Construction details of flow control and SuDS elements.

Response

Please find attached the following drawings and documents which provide the information that is requested within the condition.

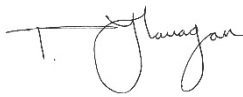
- Drawing C13955/30-P2 – Below Ground Drainage Layout
- Drawing C13955-31-P1 – Below Ground Drainage Details Sheet 1
- Drawing C13955/32-P2 – Below Ground Drainage Details Sheet 2

- Below Ground Drainage Specification
- Surface Water Management Report – Rev B

The planning application fee will be paid by the applicant on submission of the application.

We trust that the information submitted will enable the discharge of the above conditions. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Flanagan', written in a cursive style.

Tom Flanagan MTCP MRTPI

Director

Cc Simon Kimble; Prestbury Estates
Matt Fisher; Prestbury Construction