



**Please Reply to :
Salle Dare
33 Brundretts Road
Manchester M21 9DA**

28 March 2022

Julie Roscoe
Director of Planning, Building Control and Licensing
Manchester City Council
PO Box 532
Town Hall Manchester
M60 2LA

Dear Ms Roscoe

Re: **Planning Application number:** 131719/OF/2021
date: 21 September 2021

Further to the Council granting planning permission with conditions, I set out below how we would meet these conditions and attach the form relating to these conditions with two extra sheets.

Condition 3

Condition 3 states as follows:-

“Prior to the commencement of above ground works, a sample of all materials (including details of their colour) to be used on all external elevations of the development shall be submitted to and be approved by the City Council as local planning authority. The development shall be constructed and thereafter maintained using the approved materials”

For condition 3 - details of all external materials of the building, and of the trellis screening – a sample of the cladding will be provided separately. We set out below the details of the material

- The walls will be of box profile cladding is Plastisol and zinc coated steel with a grey finish. The company has sent an example which we submit with this application. It is of sleek contemporary design. The box profile sheeting steel has a 30-year guarantee. As required by the condition a sample of the cladding is being provided
- The door will be zinc plated steel
- The roof cladding will be Plastisol and zinc coated sheeting, with a grey finish, with a plastic roof light
- There is a grey ventilation stack and stainless-steel cowl
- The unit is made in the UK and is suitable for our climate and site conditions of other Manchester allotment sites which have the same model. See NatSol, the manufacturer's website: <https://natsol.co.uk/compost-toilet-products/metal/>
- The unit will have a 6' trellis for plants to be grown against on the side facing Halstead Avenue.

- The trellis chosen by the adjacent plotholder, and nearby resident, with colour and panel dimensions is https://www.diy.com/departments/forest-garden-traditional-square-dip-treated-trellis-panel-w-1-83m-h-1-83m/3663602430230_BQ.prd

Condition 5

Condition 5 states as follows:-

“Before the building hereby approved is brought into use, management plan detailing how and when the compostable toilet is to be serviced shall be submitted to and be approved by the City Council as local planning authority. The approved management plan shall then be implemented in perpetuity”.

For condition 4 - the management plan detailing how and when the compostable toilet is to be serviced are set out below:

- Our priority is to provide a hygienic, safe amenity to improve the site for all. It will be a bio-diverse facility without environmental impact. We shall follow NatSol hygiene instructions when servicing the toilet and vaults
- Solids are diverted into one of the two sealed vaults which are odour free and vermin proof
- Urine is diverted by pipes to an external soak away into the ground.
- Waste is left to break down in the vaults into compost and is then removed
- Once one chamber is full, the toilet is unbolted and moved across to the second chamber. The contents of the chamber continue to compost. When fully broken down the contents will be removed and can be buried or used around trees and hedges on site. Speaking with other sites using this model we anticipate each vault will be emptied around every 3 years, but the actual frequency will depend upon the level of use made of the facility.

I am submitting this application online and following advice from a an officer in the planning department will submit the payment when we have been told how much we need to pay and the mechanism for paying it.

We will submit in person a sample of the cladding for which we will require a receipt.

Yours sincerely

Salle Dare
Secretary Ivygreen Allotments