Application Number/s: CDN/20/0343

Original Application: 125466/FO/2021

Conditions: 3 (Materials), 10b (Landscaping)

Applicant: Manchester Metropolitan University

Agent: Chapman Taylor

Location: Former Mandela Buildings (99 Oxford Road, Manchester

Description of Proposal

The application seeks to discharge planning conditions as attached to planning permission granted under 125466/FO/2019.

Condition 3:

3) (a) Notwithstanding condition 2 or the details submitted with the application, prior to the commencement of development, other than enabling works comprising demolition and removal of the façade, a programme for the issue of samples and specifications of all material to be used on all external elevations of the development and the adjacent pavement, together with drawings to illustrate details of sample panels at a scale of 3 metres by 3 metres that will be produced, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The panel to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.

(b) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above. The development shall be carried out in accordance with the approved details.

Condition 10(b):

b) The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Consultations

None

Information Provided

In order to comply with and discharge condition 3 (Materials), the following information was duly provided:

- Document prepared by Chapman Taylor Architects (B891 IOS – Institute of Sports dated 07/04/2020 Revision 1) – Received 26 May 2020.
- Mock-up Façade Sheet 1 of 2 (Drawing CTA XX XX DR A 99501 P01 dated 07 May 2020) – Received 26 May 2020
- Mock-up Façade Sheet 2 of 2 (Drawing CTA XX XX DR A 99502 P01 dated 07 May 2020) – Received 26 May 2020
- Façade Mock-up (Drawing GA501 dated 19 May 2020) – Received 26 May 2020

In order to comply with and discharge condition 10b (Landscaping), the following information was duly provided:

- Landscape General Management Plan (Drawing 1016B-00(9)-L201 Revision P4 dated November 2019) – Received 10 December 2021
- Typical Construction Details (Drawing 1016B-00(9)-L301 Revision P1 dated January 2020) – Received 10 December 2021
- Tree Pit Details (Drawing 1016B-00(9-)L401 dated January 2020) – Received 10 December 2021
- Landscape Specification RIBA Stage 4 Issue (Reference 1016B-BDP-XX-XX-SP-L-000001 dated 15 January 2020) – Received 10 December 2021
- External Works (Drawing CTA-XX-00-DR-A-90100 Revision C14 dated 04 September 2020) – Received 10 December 2021
- Architectural Metalwork (Drawing CTA-XX-XX-DR-A-34410 Revision C02 dated 02 May 2021) – Received 10 December 2021
- Architect's External Works Specification (Drawing Issue C01 dated 16 March 2020) – Received 10 December 2021
- Document prepared by Chapman Taylor Architects (External Works Materials) – Received 10 December 2021

The information provided to discharge Condition 10(b) is accepted. This information allows for the full discharge of planning condition 10 (Landscaping) to 125466/FO/2019

RECOMMENDATION:

FULL DISCHARGE OF CONDITIONS 3 (MATERIALS) AND DISCHARGE OF 10B (LANDSCAPING), THUS ALLOWING FOR FULL DISCHARGE OF 10 (LANDSCAPING).