



Norfolk House
7 Norfolk Street
Manchester
M2 1DW

T: +44 (0)161 228 1001

avisonyoung.co.uk

Our Ref: EH/RM/04B902980
Your Ref: 124995/FO/2019



18 August 2021

Jennifer Atkinson
Planning
Building and Licencing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Submitted via Planning Portal: PP-10145683

Dear Jen,

Application to Discharge of Condition 16, 19, 26 and 39 in relation to planning permission for the erection of a five storey educational building with associated access, servicing, landscaping, public realm and other associated works following removal of existing car park (LPA Ref. 124995/FO/2019) on Land on the Corner of Great Ducie Street and New Bridge Street, Manchester, M3 1WB

Avison Young has been instructed by Willmott Dixon Construction in relation to the above planning permission 124995/FO/2019 that was granted by Manchester City Council ("the Council") on 19th December 2019.

I formally submit the enclosed information which seeks to discharge conditions 16, 19, 26 and 39 attached to the planning consent.

All the submission material to support the application has been submitted via the Planning Portal (Ref PP-10145683). The application fee of £116 (plus £28 Planning Portal Service Fee) has been paid via BACS payment.

Condition 16, Part A

Condition 16, Part A states:

"Notwithstanding the acoustic report stamped as received by the City Council, as Local Planning Authority, on the 1 October 2019 and Revised acoustic assessment Rev 03 stamped as received by the City Council, as Local Planning Authority on the 28 November 2019 (a) Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or

acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location".

In response to condition 16, Part A, the following information has been submitted:

- Plant Noise Egress (Hann Tucker Report Ref. 28161)

Condition 19

Condition 19 states:

"Prior to the first use of the development, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ".

In response to condition 19, the following information has been submitted:

- Full Fume Extraction Details (Briggs UK, CC-BAFXX-XX-SP-M-043 Rev 1))

Condition 26

Condition 26 states:

"Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- *Footway improvement and reinstatement works around the perimeter of the application site including provision of street trees. These footway improvements shall include details of materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building/public realm;*
- *Alternation/re-instatement works to the highway to create new access off Great Ducie Street;*
- *Provision of a pedestrian improvements to the junction of New Bridge Street/Trinity Way.*

The approved scheme shall be implemented and be in place prior to the first use of the development hereby approved and thereafter retained and maintained in situ"

In response to condition 26, the following information has been submitted:

- Site Location Plan (dwg ref. CC-ACM-278-XX-DR-C-0001 Rev. P03)
- Existing Site Plan (dwg ref. CC-ACM-278-XX-DR-C-0002 Rev. P03)

- Existing Services Plan (dwg ref. CC-ACM-278-XX-DR-C-00023 Rev. P03)
- General Arrangement (dwg ref. CC-ACM-278-XX-DR-C-0010)
- Proposed Levels (dwg ref. CC-ACM-278-XX-DR-C-0011 Rev. P04)
- Standard Details (dwg ref. CC-ACM-278-XX-DR-C-0012 Rev. P03)
- Standard Details (dwg ref. CC-ACM-278-XX-DR-C-0013 Rev. P02)
- Extent of S278 Works (dwg ref. CC-ACM-278-DR-C-0014 Rev. P04)
- Proposed Site Levels Plan (dwg ref. CC-BBA-ZZ-XX-DR-A-1604 Rev. C07)
- Proposed Site GA Plan (dwg ref. CC-BBA-ZZ-ZZ-DR-A-1003 Rev C03).

Please note the Applicant has discharged this condition previously. However, the S278 highways works pack has since been revised slightly hence why we are now seeking to re-discharge this condition to allow approval of the revised details.

Condition 39

Condition 39 states:

"Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ".

In response to condition 39, the following information has been submitted:

- PV Layout – Construction Issue (dwg ref. C640-MANCHESTERCC-MECH-REV4)

Summary

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely



Ed Harvey
Associate Director
07831402681
ed.harvey@avisonyoung.com
For and on behalf of Avison Young (UK) Limited