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



03 September 2021

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

Submitted via Planning Portal: PP-10186007

Dear Jen,

Application to Discharge of Condition 11, 13, 29 and 37 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 11, 13, 29, 37 attached to the planning consent.

All the submission material to support the application has been submitted via the Planning Portal (Ref PP-10145683v1). The application fee of £116 (plus £28 Planning Portal Service Fee) has been paid via BACS payment.

Condition 11

Condition 11 states that:

"Prior to the first use of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include:- Verification reporting providing photographic evidence of constriction;-Management and maintenance plan for the lifetime of the development which shall include the arrangements

adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. The management and maintenance plan shall be implemented upon first use of the development and thereafter retained and maintained."

In response to Condition 11, the following information has been submitted:

- Drainage Management and Maintenance Plan (AECOM Report, Ref: CC-ACM-PH1-XX-RP-C-0010)
- Drainage External Signage Proposals (AECOM Drawing, Ref: CC-BBA-ZZ-ZZ-DR-A-7501)

Condition 13

Condition 13 states that:

"Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted for approval in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the first use of the development and therefore be retained and remain in situ."

In response to condition 13, the following information has been submitted:

- Bat and Bird Box Drawings (Bond Byran, Ref: CC-BBA-ZZ-ZZ-DR-A-2102 & CC-BBA-ZZ-ZZ-DR-A-2101)

Condition 29

Condition 29 states that:

"Prior to the first use of the development hereby approved a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building."

In response to condition 29, the following information has been submitted:

- Signage Strategy (Bond Byran, Ref: CC-BBA-ZZ-ZZ-DR-A-7501)

Condition 37

Condition 37 states that:

"Prior to the first occupation of the development, details of the siting, scale and appearance (including samples of materials) of the permanent boundary treatments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and be in place prior to the first use of the development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding

the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans."

In response to condition 37, the following information has been submitted:

- Site Plan and Boundary Treatments (Bond Bryan, Ref: CC-BBA-ZZ-XX-DR-A-1604)

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
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For and on behalf of Avison Young (UK) Limited