

Application to Discharge Pre-Occupation Conditions relating to permission 124268/FO/2019

EWA Reference. **2602 – 26 / P.OC-01**

Date : **26.08.2021**

Permission Particulars

Part 1 – Particulars of the application/development

Proposal: Proposed erection of a three storey (with partial basement) Sports & Social Care Building, single storey extension of existing workshop accommodation, construction of new full size artificial turf football pitch (106m x 70m) with 8 no. 15m high floodlights and spectator seating, associated changes to the existing landscaping and car parking arrangements, and new boundary treatments following the demolition of existing buildings

Location: Manchester College Of Arts And Technology , Ashton Old Road, Manchester, M11 2WH

Date of application: 23 July 2019

Application number: 124268/FO/2019

Ellis Williams Architects submit on behalf of the Applicant the following Conditions for Occupation of phase 1-2 works being the Sports Hall/ Construction Centre and the external works associated to the above.

Condition 2: Phase 1-2 Hard Landscaping Works

Development shall be carried out in accordance with the Phasing Plan ref: OS-RHAXX-00-DR-A-PL -002 rev.D (Proposed site plan and landscape) and that site enabling works and development in any particular phase may be carried out concurrently.

Refer to drawings 10305 / 10317 / 10414 / 10431 / 10475

Landscape Drawing OC-EWA-ZZ-00-GA-A-10300 is approved under Section 73 permission ref

Condition 12: Cycle Storage

The development shall be implemented in accordance with the cycle storage space on plan ref: OS-RHA-XX-00-DR-A-PI-002 rev.D. Finalised details of the design of the proposed stands and shelter shall be submitted to and approved in writing by the City Council as local planning authority before any Phase of development hereby approved by this permission is occupied or brought into use.. The approved cycle storage facilities shall then be retained and permanently reserved for bicycle parking.

Refer to drawing 10305 / 10481

Condition 15: External Lighting

The development shall be implemented in full accordance with External lighting Calculations ref: C4C17816 02.07.2019 the lighting locations shown on plan ref: OSBDP-ZZ-XX-DR-YL-3201 rev.P02 (external lighting for planning submission). Notwithstanding the Euroflood Maxi LED specifications , finalised details of the type, and height of column and lantern design for all external lighting products relevant to that Phase of development shall be submitted to, and approved in writing by, the City Council as local planning authority, before that Phase of development is occupied or brought into use. The development shall be implemented in accordance with the approved details.

Refer to Drawing OC-WIBS-NCW-00-DR-E-5010

Condition 17: Glare Control

If any lighting at any Phase of the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby properties, and the adjacent rail line within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as local planning authority

QED Statement

The proposed luminaries will not contribute to Light Pollution and follows the guidance of "Dark Skies"

Condition 18: CCTV

Before any Phase of development is occupied or brought into use details of any CCTV to be incorporated within the scheme, including design and location of columns and cameras, within the college's curtilage, relevant to that Phase shall be submitted to, and approved in writing by, the City Council as local planning authority. The development shall be implemented in accordance with the approved details

Refer to drawings :

OOC-WIBS-ZZ-00-DR-E-9001-01

OC-WIBS-SPH-ZZ-DR-E-9002-00

OOC-WIBS-ZZ-XX-DR-E-9003-00

Condition 22: Waste Management

The development shall be implemented in accordance with the Waste Management Strategy received on 12th August 2019, and details on plan refs: OS-RHA-XX-00-DR-APL-004 (Proposed Whitworth House ground floor); OS-RHA-XX-00-DR-A-PL -003 (Proposed service yard layout) ; OS-RHA-XX-00-DR-A-PL -010 (new waste and 124268/FO/2019 Page 10 of 21 recycling store elevations) prior to first occupancy of the accommodation hereby approved, and shall remain operational thereafter. Prior to the implementation of the bin store finalised elevational details of the proposed. Elevational design and materials shall be submitted to and approved in writing by the City Council as local planning authority. The bin store shall be implemented in accordance with the approved details.

Refer to Drawing 10305 /10432

Condition 23: Electric Charging Points

*The development shall incorporate the provision of **5 no. Electric Vehicle Charging points**, together with the infrastructure (ducting and capacity) as shown on plan ref: OSRHA-XX-00-DR-A-PI-002 rev.D, prior to the occupation of the development hereby approved . All electric vehicle charging points, shall remain in situ whilst the use or development is in operation*

Refer to Drawing 10305

Condition 24: Deliveries

TMC Statement : Compliance with times as Permission

Deliveries, servicing and collections, including waste collections to the hereby approved development shall not take place outside the following hours:

Monday to Saturday; 07:30 to 20:00

No deliveries/waste collections on Sundays/Bank Holidays

Condition 25: Hours of Operation College Buildings

Prior to the use of the Sports and Social Care building and workshop hours of use shall be submitted to and approved in writing by the City Council as Local Planning Authority. The Sports and Social Care building and workshop shall then be used in accordance with the approved hours

TMC Statement : Occupied Hours will be limited to 6am – 11pm

Condition 26: Hours of Operation Sports Pitch

Prior to the use of the sports pitch, hours of use shall be submitted to and approved in writing by the City Council as Local Planning Authority. The sports pitch shall then be used in accordance with the approved hours.

TMC Statement : Occupied Hours will be limited to 6am – 11pm

Condition 28: Drainage Management
Refer to BMC document ref : J6776 Suds Maintenance Plan

Condition 38 Mobility Access Plan
Details of access proposals to each Phase of the development (including the proposed pitch facility) for mobility impaired persons including route widths, levels and gradients ,relevant to that Phase shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the commencement of development.
The approved details shall be implemented before that the development is first brought into use
Refer to Drawing 10305 / 10414 / 10475

Signed

Michael Giblin
for and on behalf of ellis williams architects