



Paul Butler Associates

Planning, Development & Heritage Consultants

25 June 2021

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

FAO Lucy Harrison

14.880

Dear Mrs Roscoe

Location: Site Fronting Bentinck Street and Chester Road, Manchester, M15 4LN
Proposal: Redevelopment of site with a mixed-use development comprising 174 dwellings (Use Class C3) and 4 commercial units (to include Use Classes A1, A2, A3, A4, B1a), with associated car parking and a landscaped public square
Application: 115211/FO/2017

On behalf of our client De Trafford, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'.

As part of this application we are applying to discharge pre-occupations 8 (TV signal), 11 (wildlife measures), 12 (cycle parking), 18 (waste management), 20 (external equipment), 23 (footpaths), 25 (public realm maintenance), 28 (lettings management) and 30 (drainage).

The numbered conditions of planning permission 115211/FO/2017 for which discharge is sought and the information being submitted, is set out under the headings below.

Condition 8: TV Signal

Within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority: An assessment of the impact of the development on television signal reception within the potential impact area identified within the Television Reception Survey by Astbury TV Aerials Ltd dated 17th March 2014. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the Television Reception Survey by Astbury TV Aerials Ltd dated 17th March 2014. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Response

Please find attached the Post Construction Signal Reception Impact Survey (dated 22 May 2019). This report concludes that the development has had a negligible effect on signal levels.

Condition 11: Wildlife Measures

No part of the development shall be occupied until measures/features that are beneficial to wildlife, such as roosting opportunities for bats or the installation of bird nest boxes, have been submitted to and approved in writing by the City Council as local planning authority and those approved measures/features have been incorporated into the development.

Response

Please find attached 'General Arrangements dwg 3596 03 rev R' prepared by DEP. This drawing shows the provision of 2no. bird nest boxes mounted 4m above the ground adjacent to the northern elevation of the building, and 2no. bat boxes pole mounted 4m above ground level adjacent to the southern elevation of the building.

Condition 12: Cycle Parking

No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Response

Please find attached 'Block C1 Lower Ground Floor Plan A212_C_17BB' and 'Block C1 Proposed Basement Floorplan A212_C_16X', which provide details of the cycle parking for the scheme.

There are two cycle rack options to be used. The ground floor store will use the 'Apex Rack Free Standing Option', where as the basement store will have 'Semi-Verts Racks' as shown on drawing BSS-P-08051-90-001 rev C, prepared by Bellsure Streetsure.

Condition 18: Waste Management

The development hereby approved shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Response

The bin storage area is shown on 'Block C1 Lower Ground Floor Plan A212_C_17BB', which comprises 23no. 1100 litre euro bins that will store recyclable waste and general refuse. There will also be a small bin store located at basement level as shown on the 'Block C1 Proposed Basement Floorplan A212_C_16X'.

Details of the refuse scheme are also provided within the Sky Gardens Management Strategy document in the Detailed Services section. The refuse / recycling collection vehicle will access the building via Spinners Way to the north of the building. Refuse containers will be moved from the ground floor and basement bin stores by building management personnel and temporarily located at the paved area at the north-east corner of the building for collection.

Condition 20: External Equipment

Before first occupation of the development the buildings, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Response

No externally mounted ancillary equipment is required currently, and should it be required in the future a subsequent condition discharge application will be submitted.

Condition 23: Footpaths

Before the development hereby approved is completed, details of the 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, shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Response

Please find attached 'General Arrangements dwg 3596 03 rev R' prepared by DEP. This drawing shows the materials proposed to the footpath and to the areas of hardstanding to the rear of the pavement.

Condition 25: Public Realm Maintenance

Before first occupation of the development full details of a maintenance strategy for the areas of public realm adjacent to the site including surfaces, planting and litter collection and details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved strategy shall remain in operation in perpetuity.

Response

Please find attached the Public Realm Maintenance Schedule prepared by DEP. This document sets out the various maintenance tasks to be undertaken and the frequency of such tasks to ensure the proper maintenance of the public realm associated with the development.

Condition 28: Lettings Management

Prior to the first use of the development hereby approved, a robust management plan for the letting of the privately rented residential accommodation shall be submitted for approval in writing to the City Council, as Local Planning Authority. The approved management plan shall be implemented from the first occupation and be retained in place for as long as the development remains in use.

Response

Please find attached the Sky Gardens Management Strategy, which provides details on the letting strategy as well as information on the general maintenance and management of the development.

Condition 30: Drainage

No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- *Verification report providing photographic evidence of construction as per design drawings;*
- *As built construction drawings if different from design construction drawings;*
- *Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

Response

Please find attached a maintenance strategy provided by Topping Engineers. Verification information will follow in due course.

An application fee of £116 is payable with this application. Payment of this amount has been made by the applicant at the time of submission.

We trust that the information submitted will enable the discharge of the above conditions. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely



Lynsay Ewart BSc(Hons) MSc MRTPI
Senior Planner

Cc Darren Lewis and Scott Mallinson, De Trafford